

**323 Pacific  
Villas, NJ 08251**

**Asking \$525,000.00**



**COMMENTS**

A MUST SEE PROPERTY!! MOVE IN READY!! 3 Bedroom 2 full baths Rancher on a large 75 X 150 cleared and fenced yard. This property is nestled on a dead end street in a low traffic & quiet area of Villas. Living Room with working wood stove, Eat-in Kitchen, Pantry Closet, Laundry Closet, 2 full Baths along with 3 Bedrooms with ample closet space. All appliances which include Refrigerator, Natural Gas Stove, Microwave, Dishwasher, Garbage Disposal, Washer and Dryer. Forced Air Natural Gas Heat and Central Air Conditioning. Water Heater is an on-Demand Unit. As you enter the back yard there is a 12 X 24 workshop with electric and gas heated. Also, there is a 9 X 14 storage shed located at the very rear of the property, another shed with framed in extended roof currently used as a chicken coup and can be easily converted into playhouse, mancave etc. THE FEATURE OF THE BACK YARD IS A FULLY FUNCTIONABLE GREENHOUSE, EQUIPPED WITH WATER, ELECTRIC, NATURAL GAS HEATER & EXHAUST FAN FOR YEAR ROUND USE. THIS IS 22 X 21 x 12 FOOT HIGH.

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Fenced Yard Storage Building	OtherRooms Living Room Kitchen Eat-In-Kitchen Pantry Workshop Storage Attic 1st Floor Bedroom Laundry Closet	InteriorFeatures Wood Flooring Wood Burning Stove Laminate Flooring
-------------------	--	---	--

AppliancesIncluded Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector Stove Natural Gas	AlsoIncluded Rugs	Basement Crawl Space	Heating Gas Natural Forced Air
---	----------------------	-------------------------	--------------------------------------

Cooling	HotWater	Water	Sewer
---------	----------	-------	-------

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Central Air Condition

Gas- Natural  
On Demand

City  
Well

City



Ask for Lori McCloskey  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [lam@bergerrealty.com](mailto:lam@bergerrealty.com)

