



**206 Matthews  
Villas, NJ 08251**

**Asking \$325,000.00**



#### COMMENTS

Are you looking for easy living down the shore with LOW TAXES? Want to be minutes from the beach and all the action, yet have the peace and tranquility the ocean air gives, without the traffic or noise? Than this adorable bungalow is exactly what you are looking for! Located in the quite Villas of Cape May County in Lower Township, this 3 Bedroom, 1 Full Bath home sits on a expanded lot and is absolutely adorable and affordable! Pull right up to the delightful white picket fence and view the curb appeal with tons of yard for your boat storage or RV too! Enter in and you will notice all the flooring is updated with Luxury vinyl plank floors throughout! The spacious Living room offers tons of natural sunlight, a ceiling fan and direct sightlines to the open concept kitchen! This eat-in kitchen offers gorgeous Corian countertops, lots of storage in the updated white cabinets with exterior shelving and newer matching appliances too! There is a passthrough window to the laundry room that could also act as a walk-in pantry for your additional storage needs and 2nd exterior door that leads right out to the massive yard and patio area, which can extend your entertaining space! The Full Bathroom has a tub shower with another exterior door leading right to the outside shower, for those easy beach day clean offs! The 3 bedrooms and Living room and Kitchen all have ceiling fans and natural sunlight! Don't forget to explore outside with tons of yard space for those football catches, volleyball games or even an inground pool option! There is enough yard for it all! Another bonus for this home are low utility bills with help of the solar panels and LOW taxes, under \$3,000! Call today to make your appointment and be wowed by this catch!

#### PROPERTY DETAILS

OutsideFeatures	OtherRooms	InteriorFeatures	AppliancesIncluded
Patio	Living Room	Vinyl Flooring	Oven
Porch	Kitchen		Washer
Fenced Yard	Eat-In-Kitchen		Dryer
Outside Shower	Laundry/Utility Room		Dishwasher
	1st Floor Primary Bedroom		
Basement	Heating	Cooling	HotWater
Crawl Space	Gas Propane	Central Air Condition	Propane
	Forced Air		
Water	Sewer		
City	City		
Public	Public		

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Ask for Michael Maina  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [mai@bergerrealty.com](mailto:mai@bergerrealty.com)

