

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



118 Shadeland  
Villas, NJ 08251

Asking \$444,999.00



## COMMENTS

Charming three bedroom ranch house just two blocks from the Delaware Bay. Recent updates include central air conditioning, natural gas heat and all new siding, gutters, Azek window trim, and new front porch with Trex decking. The interior walls are freshly painted and the kitchen shines with granite countertops and a tiled backsplash. Beach access is just steps away from Shadeland Ave. The back yard offers a fire pit and plenty of privacy with six foot white vinyl fencing. Off street parking and a spacious outdoor storage shed add extra convenience to this Bayside Village gem. Numerous recreational activities and resources are available just a stroll away, between the Delaware Bay, Cox Hall Creek (Ponderlodge Wildlife Management Area), the Lower Township Recreational Center and the Cape May County Public Library. Don't miss this great opportunity to own a shore home this summer.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	Concrete Driveway	Living Room
	Fenced Yard		Recreation/Family
	Storage Building		Eat-In-Kitchen

InteriorFeatures	AppliancesIncluded	Basement	Heating
Wall to Wall Carpet	Oven	Crawl Space	Gas Natural
Laminate Flooring	Refrigerator		Forced Air



Ask for Graham Ginn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: gmg@bergerrealty.com  
https://www.ocnj.com

