

# \$689,000 - 206 Frances Ave #a, VILLAS

MLS® #NJCM2005834

**\$689,000**

3 Bedroom, 2.00 Bathroom, 1,500 sqft  
Residential on 0.11 Acres

LOWER TOWNSHIP, VILLAS, NJ

Located just eight houses from the serene bay beaches and stunning sunsets of the Delaware Bay, this brand-new construction home offers the perfect blend of comfort, style, and coastal living. Step inside to a bright and inviting living room that flows seamlessly into a custom kitchen featuring shaker-style cabinets, quartz countertops, a center island, and stainless-steel appliances. The adjoining dining area includes sliding glass doors that open to a spacious 12' x 30' Trek deck—perfect for entertaining or enjoying summer evenings. The private primary suite includes a full bath and a generous walk-in closet, while two additional bedrooms provide ample storage. A convenient hall storage closet/pantry and dedicated laundry room with an exterior door add to the home's functionality. Additional highlights include gas heat and central air, on-demand water heater, luxury vinyl plank flooring, ceiling fans throughout, sodded yard with irrigation system, raised foundation with flood vents and two-car stone driveway. With its ideal location just steps to the Delaware Bay, this home is the perfect choice for a summer getaway or comfortable year-round living.

Built in 2025

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | NJCM2005834 |
| Price  | \$689,000   |



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,500       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Rancher     |
| Status         | Active      |

### Community Information

|              |                    |
|--------------|--------------------|
| Address      | 206 Frances Ave #a |
| Area         | Lower Twp (20505)  |
| Subdivision  | LOWER TOWNSHIP     |
| City         | VILLAS             |
| County       | CAPE MAY-NJ        |
| State        | NJ                 |
| Municipality | LOWER TWP          |
| Zip Code     | 08251              |

### Amenities

|           |                                                                                                                                      |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Bathroom - Walk-In Shower, CeilingFan(s), Entry Lvl BR, Recessed Lighting, Sprinkler System, Upgraded Countertops, Walk-in Closet(s) |
| Parking   | Crushed Stone                                                                                                                        |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                                          |
| Appliances        | Built-In Microwave, Dishwasher, Oven/Range-Gas, Refrigerator, Stainless Steel Appliances |
| Heating           | Forced Air                                                                               |
| Cooling           | Central A/C                                                                              |
| # of Stories      | 1                                                                                        |
| Stories           | 1 Story                                                                                  |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Vinyl Siding                                 |
| Exterior Features | Deck(s), Porch(es)                           |
| Lot Description   | Front Yard, Interior, Rear Yard, SideYard(s) |

Foundation                      Crawl Space

**School Information**

District                              LOWER TOWNSHIP PUBLIC SCHOOLS

**Additional Information**

Date Listed                      September 15th, 2025  
Days on Market                43  
Zoning                                RES

**Listing Details**

Listing Office                      Farrell Ocean to Bay Realty, LLC

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