

**165 Fremont  
Woodbine, NJ 08270**

**Asking \$65,000.00**



**COMMENTS**

**HUGE PRICE DROP — MOTIVATED SELLERS!** This charming seasonal cottage has been on the market for over a year, and the sellers are ready to move on—they've just dropped the price and made this a steal for the right buyer! If you've been dreaming of coastal living, now's your chance to scoop up a delightful retreat in Carol Lynn Resorts East, a welcoming gated community in Woodbine, NJ that's open from April 1st to November 1st. Cottage #503 is perfectly situated at the front of the park, offering easy access in and out, and rare privacy with no neighbors on one side. Surrounded by a wooded setting, it offers plenty of shade for hot summer days. The expansive front and rear decks, built with low-maintenance composite decking, are perfect for relaxing or entertaining. Inside, vaulted ceilings and large windows create a bright and airy vibe throughout the open-concept living and dining areas. The kitchen features a propane gas stove/oven combo, double sink, built-in microwave, track lighting, plenty of cabinets, and a casual breakfast bar. The beachy décor continues with palm-blade ceiling fans and a cozy coastal feel. The bedroom includes built-in dressers, nightstands, and a mirrored closet. The full bathroom features a tub/shower combo and a skylight, bringing in even more natural light. For extra sleeping space, both the Florida room and the living room offer queen-sized pull-out beds, making it ideal for hosting friends and family after a fun beach day. Carol Lynn Resorts East is a family-friendly community with no age restrictions and amenities that make it feel like a true vacation destination. You'll enjoy a refreshing swimming pool, a children's playground, a basketball court, laundry facilities, and clean, well-kept bathhouses. Best of all, there are no guest fees, so you can entertain with ease. The community is pet-friendly and allows golf carts for added convenience, and the sale includes an 8' x 8' vinyl-sided shed—perfect for storing all your beach gear. With an annual lot rent of \$8,300 (utilities like electric, propane, and cable are separate), this is an unbeatable opportunity to own a beautiful slice of the shore. Tucked near serene Belleplain State Forest and just a short drive from all the South Jersey shore points, this cozy getaway checks every box. Don't miss your chance to live the beach life you've always wanted—schedule your showing today! Please note: the wooden chest used as a coffee table and the lighthouse in the front yard are excluded from the sale.

**PROPERTY DETAILS**

Exterior	Outside Features	Parking Garage	Other Rooms
Vinyl	Deck	2 Car	Living Room
	Porch	Stone Driveway	Dining Room
	Storage Building		Eat-In-Kitchen
	Cable TV		Florida Room
	In Ground Pool		

# Berger Realty

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