

**165 Fremont  
Woodbine, NJ 08270**

**Asking \$78,000.00**



**COMMENTS**

How about your very own sunlit cottage, Unit #512, in the charming Cape May County community of Carol Lynn Resorts East, nestled in Woodbine, just 15 minutes from Sea Isle City. This seasonal resort-style retreat awaits you from April 1st to November 1st, offering the perfect escape for comfortable living near all the scenic shore points. Positioned at the front of the park on an oversized corner lot, this home offers easy access to the park's entrance and exit. Enjoy outdoor dining on your paver patio and unwind on the spacious front porch with its durable composite decking. This enchanting space is perfect for relaxation and entertainment, all while being surrounded by the serene, wooded landscape that provides ample shade for those sun-kissed summer days. Inside, you'll be welcomed by an open layout featuring vaulted ceilings, creating a warm and spacious atmosphere. Abundant windows in the living and dining areas flood the home with natural light, enhancing its inviting ambiance. The kitchen is well-appointed with track lighting, a brand-new propane gas stove/oven combo, a double sink, a refrigerator, a built-in microwave, and plenty of cabinets. The beach-inspired decor, complete with nautical accents, adds to the coastal charm. This 1-bedroom unit includes a rear bedroom with built-in dressers, nightstands, and two large, mirrored closets. The full bathroom includes a tub/shower combo and a corner sink with vanity. Additionally, the Florida room and living room both feature queen-sized pull-out beds, making it a perfect space for hosting friends and family on those cherished beach days. Carol Lynn Resorts East welcomes residents of all ages, creating a family-friendly oasis not far from the serene Belleplain State Forest. The community offers a variety of amenities to enrich your experience, including a rejuvenating community swimming pool, a convenient laundry facility, and meticulously maintained men's and women's bathhouses. For outdoor enthusiasts, there is a children's playground and a basketball court for friendly pick-up games. Best of all, there are no guest fees, allowing you to entertain friends and family with ease. Pet lovers and golf cart enthusiasts will be delighted to know that pets are warmly welcomed, and golf carts are permitted to enhance your mobility within the community. As part of the sale, an 8' x 8' vinyl-sided shed is included, providing an ideal space for storing all your beach gear. Rest assured, this is a GATED community, ensuring your safety and privacy. The total annual lot rent is \$8,300, excluding utilities such as electric, propane, or cable. With its unbeatable location and the comforts of this remarkable community, you can turn your beachside dreams into a reality. Don't let this opportunity pass you by—schedule your appointment today and set sail on the coastal life you've always yearned for!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Porch	2 Car	Living Room
	In Ground Pool	Stone Driveway	Dining Area

# Berger Realty

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Florida Room

AppliancesIncluded  
Microwave Oven  
Refrigerator  
Stove Propane

AlsoIncluded  
Blinds  
Furniture  
Window Treatments

Heating  
Gas Propane  
Forced Air

Cooling  
Central Air Condition  
Ceiling Fan

HotWater  
Propane

Water  
Public

Sewer  
Public



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