

Berger Realty

Since 1928



Berger Realty, Inc.
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165 Fremont
Woodbine, NJ 08270

Asking \$65,000.00



COMMENTS

Price Just Dropped by \$6,000 – Motivated Sellers! Welcome to your own sun-filled cottage—Unit #512 in Carol Lynn Resorts East, located in Woodbine and just 20 minutes from Sea Isle City. Now listed at \$65,000, this well-maintained 1-bedroom seasonal home offers comfort, charm, and affordability near the shore. Set on a spacious corner lot near the front of this gated community, the unit provides easy access and plenty of outdoor space. Enjoy morning coffee or evening relaxation on the large composite front porch or paver patio, shaded by mature trees—perfect for entertaining or unwinding. Inside, the Florida Room features vaulted ceilings, an open layout, and plenty of natural light. While the interior retains its original charm, it's in solid condition, including a propane stove that's less than two years old. The kitchen includes a double sink, built-in microwave, refrigerator, and ample cabinet space. The Florida room and living room both offer queen-size pull-out beds, ideal for hosting guests. The rear bedroom includes built-in dressers, mirrored closets, and nightstands. A full bathroom features a tub/shower combo and a corner vanity, and the beach-themed decor throughout the home enhances the relaxed, coastal feel. An 8' x 8' vinyl-sided shed is also included for extra storage. Carol Lynn Resorts East is a seasonal, all-ages community open from April 1 to November 1. Residents enjoy access to a pool, playground, basketball court, laundry room, and clean bathhouses. Pets and golf carts are welcome, and there are no guest fees, making it easy to invite family and friends. The updated annual land lease is \$8,889 (water & sewer included).

PROPERTY DETAILS



Outside Features
Parking Garage
16 Car
In Ground Pool
Stone Driveway
Call for John Clarke
Berger Realty Inc.
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jwc@bergerrealty.com
Also included:
Blinds
Furniture
Window Treatments

Other Rooms
Living Room
Dining Area
Florida Room



Water
Public
Sewer
Public
Propane