

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



2503 Route 9 S #9  
Rio Grande, NJ 08242

Asking \$119,000.00



## COMMENTS

Don't miss this opportunity for AFFORDABLE year-round living in this NEW 2023 Skyline 56' x 14' two bedroom, two bath mobile home with one car parking pad on 50' x 60' (approx) sized lot located in Edgewood Village, which is a 55+ Adult Community, with easy access to shopping and a ten minute drive to Wildwood Beaches and Boardwalks or the historic City of Cape May. Bright open floor plan offers living room and eat-in kitchen with counter seating and stainless steel appliances. Master suite with private bath with large walk-in shower with seating and open closet. Second bedroom and full bath with tub/shower located on opposite end for privacy. Large laundry area offers hookups for a high efficiency front load washer and dryer (see park management for specific filter and washer requirements for park sewage system). Economical natural gas supplies heating unit and cooking range. This is a mobile home purchase only. Land is leased at \$575 per month for 2 occupants max (both 55+), which includes taxes, water, sewer, trash/recycling pickup and snow removal from streets. Please note that buyers are subject to approval by Park Management prior to an agreement of sale. Minimum credit score of 650 with a minimum income of 3x of monthly lease fee. Park allows one dog up to 40 pounds, see pet section in rules and regs for dog breed exclusions. Subletting is not permitted. Statement of Rental Policy, Tenancy Application, 2023 Sample Lease Agreement, Park Rules & Regulations and a list of several Manufactured Home Lenders are attached for your review. EASY ACCESS! CALL TO SCHEDULE YOUR SHOWING TODAY.

## PROPERTY DETAILS



ParkingGarage OtherRooms  
 Ask for Bob Wilkins  
 1 Car Living Room  
 Berger Realty Inc Eat-In-Kitchen  
 109 E 55th St., Ocean City Laundry/Utility Room  
 Call: 609-399-4211 Cooling  
 Email: bw@bergerrealty.com Condition  
 Forced Air

InteriorFeatures  
 Vinyl Flooring  
 Kitchen Island



appliance

Water  
 Well

Sewer  
 Septic