Berger Realty
Since 1920

Berger Realty, Inc.
3160 Asbury Avenue
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REALTOR

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

Ask for Dawn Warren
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: dew@bergerrealty.com

ParkingGarage	OtherRooms	InteriorFeatures
Parking Pad	Living Room	Vinyl Flooring
1 Car	Eat-In-Kitchen	Kitchen Island
	Laundry/Utility Room	
Heating	Cooling	
Gas Natural	Central Air Condition	
Forced Air		

appliance

Water	Sewer
Well	Septic