

**709 Route 9
Cold Spring, NJ 08204**

Asking \$85,500.00



COMMENTS

Welcome to your serene escape nestled within the picturesque seasonal campground of Cape Island Resort. This charming mobile home offers a perfect blend of comfort and tranquility. Boasting three cozy bedrooms and a shared bath, it's an ideal retreat for those seeking simplicity and relaxation. Just a few minutes' drive to the Beaches of Cape May and Wildwood. As you step inside, you'll be greeted by a welcoming living space adorned with ample natural light streaming throughout, creating an airy atmosphere that invites you to unwind. The well-appointed kitchen is equipped with modern appliances, making meal preparation a breeze. Each of the three bedrooms provides a peaceful sanctuary for restful nights after a day of outdoor adventures. The shared bathroom features convenient amenities, ensuring your comfort throughout your stay. Located within a tranquil seasonal campground, this mobile home offers a unique opportunity to escape the hustle and bustle of everyday life and reconnect with nature. Don't miss your chance to make this your own slice of paradise. Amenities include two full sized pools and one baby pool. A pickleball court, basketball court, laundry and shower facilities, adult lounge, snack bar, lending library, and a business center. Ball field located behind property. Seasonal May 1st - October 31st. (Includes water, sewer, daily trash pickup & one car tag). Services offered are, boat and jet ski storage, additional car tags, visitor passes, propane filling. Additional services provided - office open year-round, maintenance on property daily, security guards nightly, activity program (summer). Updates completed in 2023 - new roof, new roof on shed, deck and shutters painted, soft weather treated awning for the screen porch, 3 tier water filtration system, new water lines, electric fireplace, vents throughout home. \$8700 of the \$9300 2024 season fees have been paid by seller.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	3 Car	Living Room
	Porch	Gravel Driveway	Dining Room
	Screened Porch		Kitchen
	Grill		Den/TV Room
	Storage Building		Eat-In-Kitchen
			Breakfast Nook
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Heating
Vinyl Flooring	Range	Curtains	Forced Air
Fireplace - Electric	Oven	Blinds	
	Microwave Oven	Rugs	
	Refrigerator	Furniture	

Berger Realty

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