

**709 Route 9 #664  
Cold Spring, NJ 08204**

**Asking \$32,000.00**



**COMMENTS**

Welcome to your seasonal getaway on 99 acres of South Jersey woodlands at Cape Island Resort Campground. This charming 1BD 1 BA mobile home is in a prime location formerly called the VIP area. Situated on a quiet cul-de-sac, it overlooks the picturesque marsh off of the back deck where you can watch the Blue Herons and listen to the Cardinals. This is the "Layton" model which has a spacious sunroom, quaint interior with a galley kitchen, living area and plenty of sleeping options for families of all sizes. Your summer adventures await you in this welcoming, intimate and serene environment. With easy access to all the extensive amenities there are plenty of options for fun plus it is just a few minutes drive to Cape May and Wildwood. Open the door to your new home and your very own nature oasis. Amenities include: two full sized pools and one baby pool, pickleball court, basketball court, baseball field, laundry and shower facilities, adult lounge, snack bar, lending library, and a business center. 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, summer activity program. All furniture included, except personal items will be removed. Seller conveying AS IS. Seasonal Fees of \$9300 are due May 1st. Sellers have already paid \$1500 and a remaining balance of \$7800 is due upon purchase.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Steel	Deck	2 Car	Living Room
Vinyl	Grill	Gravel Driveway	Kitchen
	Storage Building		Dining Area
			Florida Room
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Heating
Wall to Wall Carpet	Range	Curtains	Gas Propane
	Oven	Shades	
	Microwave Oven	Blinds	
	Refrigerator	Rugs	
	Smoke/Fire Detector	Furniture	
Cooling	HotWater	Water	Sewer
Central Air Condition	Propane	Well	Septic
Ceiling Fan			
Window	Air		

# Berger Realty

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Conditioning



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