



**4100 Route 9 S 39**  
**Rio Grande, NJ 08242**

**Asking \$255,000.00**



**COMMENTS**

Brand new 2024 unit awaiting its new owners! Don't miss the opportunity to purchase this NEW two bedroom- one-and-a-half-bathroom unit that offers a cozy yet comfortable living space. The open layout between the living room, dining room, and kitchen is perfect for entertaining guests or simply relaxing with family. The fully fenced paved yard adds privacy and convenience, providing a great outdoor space for gatherings or enjoying the sunshine. The outdoor shower is a wonderful feature for rinsing off after a day at the beach, keeping the interior of the house clean. Additionally, having a storage shed is ideal for keeping beach toys, bikes, or any other outdoor equipment organized and easily accessible. This home seems like an excellent opportunity for anyone seeking a close to the beach retreat in the Cape Shore Resorts. Rent includes water/sewer, trash removal, property taxes, coin operated laundry facilities, and common area grounds maintenance including professional pool cleaning. Community amenities include three swimming pools, bocce ball, a basketball court, playground, picnic area, a stocked fishing lake, and a charming gazebo. Occupancy is somewhat restricted from November to March, one of the only communities with weekend access and the option for extended stays during major holidays. All applicants are subject to a credit check and background check and are required to sign an annual lease with a monthly fee of \$640.00. Pictures are sample pictures and are staged. Actual unit will not include furnishings with exception of built in beds and dressers.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Vinyl	Patio	2 Car	Storage
	Deck	Assigned Parking	Laminate Flooring
	Fenced Yard		Kitchen Island
	Storage Building		
	Cable TV		
	Outside Shower		
	See Remarks		
AppliancesIncluded	AlsoIncluded	Heating	Cooling
Self-Clean Oven	Blinds	Gas Propane	Ceiling Fan
Microwave Oven		Forced Air	Split
Refrigerator		Split	
Stove Propane			
Stainless	steel		
appliance			

# Berger Realty

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