

# Berger Realty

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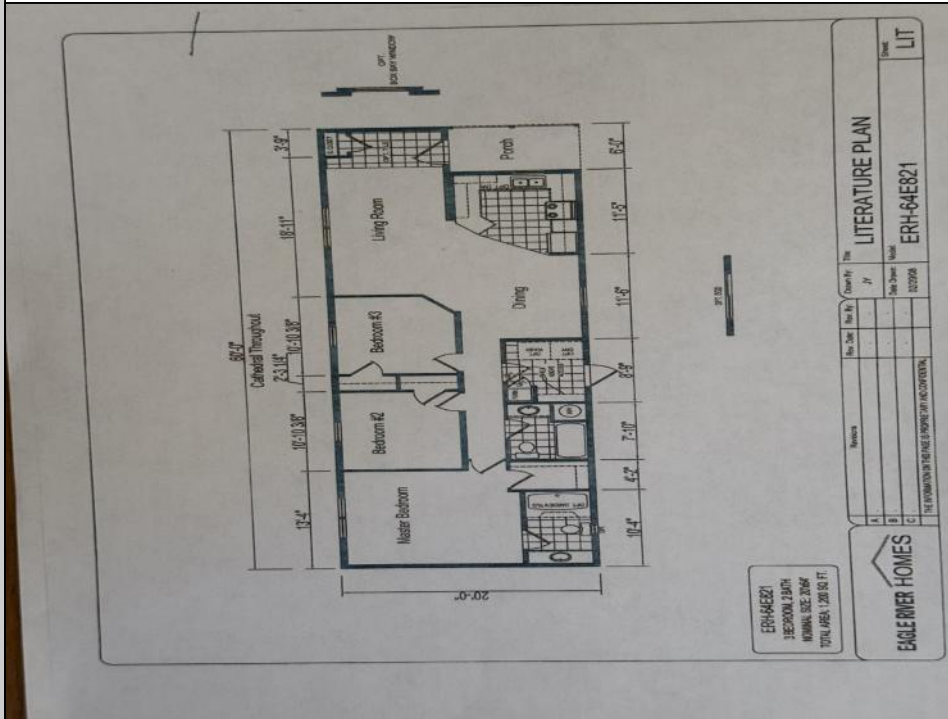


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34 Priest  
Rio Grande, NJ 08242

Asking \$179,900.00



## COMMENTS

This offering is for a 2025 Eagle River 20' X 60' 3 bedroom, 2 bath manufactured home that has been ordered for the site at 34 Priest Blvd in Grande Woods South Manufactured Home Community (GWS). The picture of the house is an exact replica of the home that has been ordered. The home is scheduled to be delivered and "set up" for occupancy by July 1st subject to utility company scheduling. In order to "reserve" this sale an interested Buyer would be required to make a \$25,000 deposit, be approved for residency at GWS and sign a sales contract. There is a photo of an exact home (different color) in this listing and an exact copy of the floor plan. We can provide color samples of the ordered home. The home will have light green siding with dark green shutters. It comes with a 12 month manufacturers warranty on all appliances HVAC roofing siding etc. This is a HUD code home built to the strict HUD code specifications. Land rent is currently \$750 per month. Seller will consider taking the listing off the market with a 10% refundable deposit. Call for details.

## PROPERTY DETAILS

|                                                                                                                                 |                                              |                                      |                                                     |
|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------------------------------|-----------------------------------------------------|
| Exterior<br>Vinyl                                                                                                               | OutsideFeatures<br>Porch<br>Storage Building | ParkingGarage<br>2 Car               | OtherRooms<br>Living Room<br>Kitchen<br>Dining Area |
| AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Refrigerator<br>Dishwasher<br>Smoke/Fire Detector<br>Stove Natural Gas | AlsoIncluded<br>Drapes                       | Heating<br>Gas Natural<br>Forced Air | Cooling<br>Central Air Condition                    |
| HotWater<br>Gas- Natural                                                                                                        | Water<br>Well                                | Sewer<br>Public                      |                                                     |

