

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



1016 Route 9  
Cape May Court House, NJ 08210

Asking \$99,900.00



## COMMENTS

Shell Bay, a fan favorite for many years! Very desirable Year Round Mobile Home Park! This 2 bed, 2 bath home is conveniently located close to shopping, hospitals, & South Jersey Shore's Premier Resorts-North Wildwood, Avalon, & Stone Harbor! A few features incl. an OUTSTANDING Sunroom, in unit W&D, New Heat & Air (2024), w/ New duct work, PEX plumbing, new HWH & new flooring throughout & all located in a serene park style setting! Unit also incl. a storage shed for tools, bikes & beach gear!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	1 Car	Living Room
	Porch	Stone Driveway	Kitchen
	Grill		Eat-In-Kitchen
	Storage Building		Dining Area
	Cable TV		Florida Room
	See Remarks		1st Floor Primary Bedroom
			Laundry Closet
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Heating
Smoke/Fire Alarm	Oven	Drapes	Gas Propane
	Self-Clean Oven	Curtains	Forced Air
	Mid-Century Modern Kitchen	Blinds	
	Refrigerator	Rugs	
	Washer	See Remarks	
	Dryer		
	Dishwasher		
	Smoke Detector		
	Stove Propane		
	HotWater	Water	City
	Propane	City	
	Ceiling Fan		
	Gas		



Ask for Brent Kolster  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email: bkolster@bergerrealty.com

