

# Berger Realty

Since 1928



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**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  
Smoke/Fire Alarm

AppliancesIncluded  
Oven  
Self-Clean Oven  
Mid-Island  
Refrigerator  
Washer  
Dryer  
Dishwasher  
Stove Propane

AlsoIncluded  
Drapes  
Curtains  
Blinds  
Rugs  
See Remarks

Heating  
Gas Propane  
Forced Air



Ceiling Fan  
Gas

HotWater  
Propane

Water  
City



City

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