

# 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

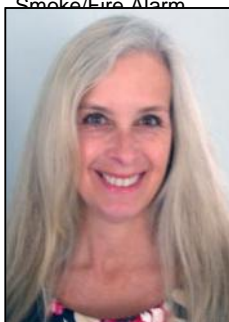


## COMMENTS

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-Range Kitchen	Blinds	
	Refrigerator	Rugs	
	Washer	See Remarks	
	Dryer		
	Dishwasher		
	Smoke Detector		
	Stove Propane		
	HotWater	Water	
	Propane	City	
	Ceiling Fan		
	Gas		



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

