

# Berger Realty

Since 1928



Ocean 17  
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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	AppliancesIncluded	AlsoIncluded	Heating
Smoke/Fire Alarm	Oven	Drapes	Gas Propane
	Self-Clean Oven	Curtains	Forced Air
	Mid-Century Modern	Blinds	
	Refrigerator	Rugs	
	Washer	See Remarks	
	Dryer		
	Dishwasher		
	Stove Propane		
	HotWater	Water	
	Propane	City	
			City



Ceiling Fan  
Gas

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