



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

info@bergerrealty.com



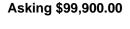














## **COMMENTS**

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 Resons-Non   | n wilawood, Avaion, | & Stone Harbor! | A lew leatures 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              |

1 Car

Porch Stone Driveway Grill Storage Building Cable TV

Patio

See Remarks

Florida Room 1st Floor Primary Bedroom

Laundry Closet

Living Room

Eat-In-Kitchen

Dining Area

Kitchen

Heating

Gas Propane

Forced Air



Vinyl



AppliancesIncluded AlsoIncluded Oven Drapes Self-Clean Oven Curtains Michakater Redman Blence Register Realty Inc Blinds Washer E 55th St., Ocean City Dryer III 200 200 100 Rugs City Dryer III 200 200 100 Rugs Remarks Dis Fields 1609-399-4211 SmookeafiiredDetect@bergerrealty.com

Stove Propane

HotWater Water Propane City



Gas