



**4100 Route 9 S #60**  
**Rio Grande, NJ 08242**

**Asking \$219,600.00**



**COMMENTS**

Discover this delightful two-bedroom, 1.5-bathroom unit in the highly desirable Cape Shore Resorts, the perfect vacation retreat just minutes from the beach! The open-concept layout effortlessly blends the living room, dining area, and kitchen, creating an inviting space for entertaining or relaxing with loved ones. Recently updated with fresh paint, a new roof, brand-new front and back doors, upgraded flooring, a fully remodeled kitchen, and a renovated bathroom, this home is move-in ready. The fully fenced, paved yard offers privacy and convenience, providing an ideal outdoor area for gatherings or sunbathing. An outdoor shower adds the perfect touch for rinsing off after a day at the beach, keeping the interior clean. A storage shed is included, perfect for stowing away beach gear, bikes, or other outdoor equipment, ensuring easy organization. This turnkey property comes partially furnished, offering an excellent opportunity for those seeking a ready-to-move-in beach getaway. Monthly rent covers water/sewer, trash removal, property taxes, coin-operated laundry, and upkeep of the common areas, including professional pool cleaning. The community boasts amazing amenities such as three swimming pools, bocce ball, a basketball court, a playground, picnic areas, a stocked fishing lake, and a charming gazebo. Occupancy is typically limited from November to March, but this community offers weekend access and extended stays during major holidays. All applicants must pass a credit and background check and sign an annual lease with a monthly fee of \$640.00.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Vinyl	Patio	2 Car	Skylight
	Porch	Assigned Parking	Storage
	Grill		Laminate Flooring
	Fenced Yard		Kitchen Island
	Storage Building		
	Cable TV		
	Outside Shower		
	See Remarks		
AppliancesIncluded	AlsoIncluded	Heating	Cooling
Self-Clean Oven	Curtains	Gas Propane	Central Air Condition
Microwave Oven	Blinds	Forced Air	Ceiling Fan
Refrigerator	Rugs		
Stove Propane	Partial Furniture		

# Berger Realty

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HotWater  
Electric

Water  
Private

Sewer  
Private



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