



**272 Rock Island  
South Seaville, NJ 08246**

**Asking \$174,900.00**



## COMMENTS

Fantastic true 2-bedroom unit with numerous upgrades inside and out! The upgrades include pavers for parking out front, fully stoned rear and sides for maintenance-free living, freshly painted sheds for extra storage, new front and rear steps, a new metal roof on the addition, and a replaced trailer roof in 2019. All new furnishings included. Other upgrades to the unit are vinyl flooring thru out and a fireplace for ambiance, new TV, storm door, and newer window units to keep Florida room extra cool if you don't want to use the central AC. There are 2 full bedrooms, one in the front and in the back of the trailer. The front bedroom was previously two bunk rooms; owner removed the wall to create a decent-sized room, but the wall could easily be reinstalled to convert it back to a 3 bedroom if necessary. Kitchen boasts ample storage and lots of counter space, along with a large dining table. The rear of the unit has plenty of extra outdoor space, perfect for grilling and hanging out. The seller does not have the DMV title, so an attorney drawn Bill of Sale will be provided at closing.

## PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Cathedral Ceiling	2 Car	Living Room	Range
Laminate Flooring		Kitchen	Oven
		Eat In Kitchen	Microwave Oven
		Pantry	Refrigerator
		Florida Room	Smoke/Fire Detector



Ask for Norman H. Berger  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to:

HotWater  
Gas

