



**2503 Route 9
Edgewood, NJ 08242**

Asking \$147,000.00



COMMENTS

PRICE REDUCED!! ALMOST NEW & MOVE IN READY! This beautifully maintained 2 bedroom, 1 bath 2024 manufactured home in the desirable, YEAR-ROUND, 55+ Edgewood Village Park is ready and waiting for you. No construction delays, no planning stress, just unpack and settle in! Only gently lived in for four months, this home feels brand new. Enjoy your morning coffee on the charming front porch, then step into the spacious open-concept living room and kitchen, perfect for relaxing or entertaining. The kitchen features upgraded soft-close cabinetry, stainless steel appliances and a breakfast bar that easily seats four. Down the hall you will find a laundry room with washer and dryer included, a modern full bath with a low-profile shower, and two comfortable bedrooms - the primary offering plush carpeting and a generous closet. A side entrance with a small open deck leads to your 6\' x 8\' storage shed, perfect for bikes, beach chairs, or gardening tools. Located on a corner lot in the rear of the park overlooking the woods, in a nice quiet location. Built with 2 x 6 construction and high-efficiency elements, this home is designed to keep utility costs low year-round. No flood insurance required in this location. Affordable Homeowner\'s Insurance. A budget minded home!

PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Porch Storage Building	ParkingGarage Parking Pad 1 Car	OtherRooms Living Room Eat-In-Kitchen Laundry/Utility Room 1st Floor Primary Bedroom
InteriorFeatures Bar Smoke/Fire Alarm Wall to Wall Carpet Vinyl Flooring	AppliancesIncluded Range Microwave Oven Refrigerator Washer Dryer Dishwasher Smoke/Fire Detector Stove Natural Gas Stainless steel appliance	AlsoIncluded Blinds Partial Furniture	Basement Crawl Space Outside Entrance
Heating	Cooling	HotWater	Water

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



Gas Natural
Forced Air

Central Air Condition

Gas- Natural

Private

Sewer
Private



Ask for Graham Ginn
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: gmg@bergerrealty.com
<https://www.ocnj.com>

