

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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**2503 Route 9  
Rio Grande, NJ 08242**

**Asking \$87,500.00**



## COMMENTS

Find your perfect shore home at this YEAR ROUND 55+ Community in Edgewood Village. Located in the perfect and convenient location close to great shopping and restaurants. You will be surprised at the size of the rooms and closet sizes. The eat-in kitchen has a great layout, and it opens up into the living room. Once you make your way down the hallway, you will find the two bedrooms and full bath. This is a 2 bedroom unit with attached enclosed 3 season room. Lot rent is \$600 and includes water, sewer, trash, recycling, taxes and snow removal (only of the roads in the community. Owners are responsible for snow removal on own lot.) The property comes fully furnished and is being SOLD AS-IS. You will not want to let this one get away. Call to schedule your appointment today!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Aluminum	Screened Porch	1 Car	Living Room
	Storage Building	Concrete Driveway	Eat-In-Kitchen
	Cable TV		Florida Room
			1st Floor Primary Bedroom
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Heating
Wall to Wall Carpet	Range	Furniture	Gas Natural
	Oven	Window Treatments	
	Refrigerator		
	Ask for Matthew Galownia		
	Berger Realty Inc		
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	Call: 609-391-0500		
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