



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

**Asking \$207,500.00**



#### COMMENTS

Charming Getaway at Cape Shore Resorts – Turnkey & Ready for Summer Fun! Discover the perfect vacation retreat at Cape Shore Resorts with this beautifully maintained two-bedroom, one-and-a-half-bath home. Offering a cozy yet functional layout, the open-concept living, dining, and kitchen area creates an inviting space for entertaining or simply unwinding with family. Step outside to your fully fenced, paved yard—ideal for outdoor dining, sunbathing, or relaxing in privacy. After a day at the beach, rinse off in the convenient outdoor shower, helping keep your indoor space sand-free. One of the rare homes in the community, this unit includes a grandfathered-in paved driveway, landscaping retaining wall, and sidewalk, offering both charm and practicality. The low-maintenance landscaping means more time to relax and enjoy your vacation lifestyle. A private storage shed provides ample space for beach gear, bikes, and outdoor equipment—keeping everything organized and easily accessible. Community perks are plentiful, including three swimming pools, a basketball court, bocce ball, playground, picnic area, stocked fishing lake, and a gazebo—perfect for gatherings and leisure activities. Rent includes water, sewer, trash, property taxes, coin-operated laundry access, and maintenance of all common areas, including professional pool service. Enjoy extended stays during major holidays and weekend access even during the November–March off-season—Cape Shore Resorts is one of the few communities offering this flexibility! Monthly lease fee: \$640. All applicants are subject to a credit and background check and must sign an annual lease. Property is being sold as-is. Don't miss out on this rare opportunity to own a slice of paradise near the beach!

#### PROPERTY DETAILS

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

# Berger Realty

• Since 1928 •



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