

# Berger Realty

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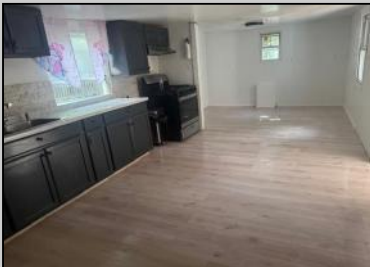


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Ocean City, NJ 08226  
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295 Delsea  
Cape May Court House, NJ 08210

Asking \$65,000.00



## COMMENTS

Welcome to this updated 2-bedroom plus den, 1-bath mobile home located in Delsea Woods. The home features an updated kitchen with a one-year-old propane stove, an updated bathroom, and a split-unit HVAC system that's just two years old. The hot water heater was replaced last year, and a washer and dryer are included. While the home has had some updates, it also needs work and is priced accordingly. The monthly lot lease is \$609 and includes water, sewer, and trash pickup. Conveniently located just a short drive from Cape May, Wildwood, and the Delaware Bay communities. Please note: This home was built in 1970 and may not qualify for traditional mobile home financing. Cash or alternative funding sources are recommended—buyers should confirm eligibility with their lender. Buyer must be approved by Delsea Woods Community LLC through a credit and background check. An annual lease must be signed prior to settlement. This is an affordable option with potential for the right buyer looking to make it their own! Schedule your showing today.

## PROPERTY DETAILS

|                  |               |                |                   |
|------------------|---------------|----------------|-------------------|
| OutsideFeatures  | ParkingGarage | OtherRooms     | InteriorFeatures  |
| Deck             | 4 car parking | Living Room    | Laminate Flooring |
| Storage Building |               | Kitchen        |                   |
|                  |               | Eat-In-Kitchen |                   |

|                    |                                |         |          |
|--------------------|--------------------------------|---------|----------|
| AppliancesIncluded | Heating                        | Cooling | HotWater |
|                    | Split                          | Split   | Electric |
|                    | Ask for Thomas Byrne           |         |          |
|                    | Berger Realty Inc              |         |          |
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|                    | Sewer<br>Public                |         |          |

