



**1402 Route 9 S**  
**Cape May Court House, NJ 08210**

**Asking \$199,900.00**



## COMMENTS

UCCS Welcome to Garden Lake Mobile Park which is an Active 55+ community. This 2 BD 2 BA Skyline Model ranch (24X44) is in a great location. It backs to the woods for plenty of privacy and also has a large enclosed all seasons room for additional living space. The roof and HVAC are newer. The potential buyer will want to do some updating but at this price it's a great deal! Close to Cape May and Wildwood, fine dining, shopping and the beach. The monthly lot rent includes, water, sewer, trash removal and snow removal. There is also a lake to relax and enjoy in. The front shed is included in the sale of the home. The other shed is not included. Easy to show and the seller can close quickly. The home is being sold in "AS IS" condition with the buyer being responsible for any and all inspections and certifications.

## PROPERTY DETAILS

|                   |                    |                   |                           |
|-------------------|--------------------|-------------------|---------------------------|
| Exterior<br>Vinyl | OutsideFeatures    | ParkingGarage     | OtherRooms                |
|                   | Enclosed/Covered   | 2 Car             | Living Room               |
|                   | Patio              | Concrete Driveway | Dining Room               |
|                   |                    | See Remarks       | Dining Area               |
|                   |                    |                   | Laundry/Utility Room      |
|                   |                    |                   | 1st Floor Primary Bedroom |
| InteriorFeatures  | AppliancesIncluded | AlsoIncluded      | Basement                  |
|                   | Oven               | Curtains          | Crawl Space               |

### Interior Features



Public

AppliancesIncluded AlsoIncluded  
Oven Curtains  
Washer for James Monroe  
Dryer Berger Realty Inc  
Smoke/Fire Detector  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [jfm@bergerrealty.com](mailto:jfm@bergerrealty.com)  
Cooling Highwater  
Central Air Condition Gas- Natural  
Ceiling Fan

