

# Berger Realty

Since 1928



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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1402 Route 9 S  
Cape May Court House, NJ 08210

Asking \$199,900.00



## COMMENTS

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         | OutsideFeatures                | ParkingGarage     | OtherRooms                |
| Vinyl            | 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               |
|                  | Washer for John Sweeney        |                   |                           |
|                  | Berger Realty Inc              |                   |                           |
|                  | 3160 Asbury Avenue, Ocean City |                   |                           |
|                  | Call: 609-399-0076             |                   |                           |
|                  | Email to: jjs@bergerrealty.com |                   |                           |
|                  | Central Air Condition          | Gas- Natural      |                           |
|                  | Ceiling Fan                    |                   |                           |



Public

