

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
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 Linda Watts		
	Berger Realty Inc		
	1670 Boardwalk, Ocean City		
	Call: 609-391-0500		
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	Central Air Condition	Gas- Natural	
	Ceiling Fan		



Public

