

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



729 Seagrass  
Erma, NJ 08204

Asking \$89,900.00



## COMMENTS

Perfect retirement home or vacation getaway situated between The Wildwoods and Cape May. This year round 1 bedroom, 1 bath home is conveniently located in the Cape Meadows Adult Community, near shopping, restaurant and beaches. There is also a spacious 6ft by 10 ft sunroom and a storage shed. This is a low maintenance, energy efficient manufactured home in a beautiful community with 2 ponds, walking paths, parking pads, natural gas, city water and sewer and is pet friendly, allowing 1 pet per unit. There are not property taxes and the current monthly land lease is \$535 and covers trash, snow removal, and lawn care. Quarterly water costs are just over \$100. Don't miss your chance to enjoy low-cost comfortable living. Easy to show.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	Parking Pad	Living Room
	Porch	1 Car	Eat-In-Kitchen
	Storage Building		Florida Room
			Laundry Closet
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Smoke/Fire Alarm	Range	Curtains	Crawl Space
Laminate Flooring	Oven		
Vinyl Flooring	Microwave Oven		
	Refrigerator		
	Washer		
	Dryer		
	Smoke/Fire Detector		
Heating	Cooling	HotWater	
Gas Natural	Central Air Condition	Electric	
Forced Air	Ceiling Fan		
	Window	Air	
	Conditioning		

Sewer  
City

