

# Berger Realty

Since 1928



Berger Realty, Inc.  
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709 Route 9  
Lower Township, NJ 08204

Asking \$10,000.00



## COMMENTS

Less than 3 miles to Cape May or Wildwood!! Wonderful opportunity to own this 33 foot 1999 Dutchman Classic at Cape Island Resort. This clean spacious trailer offers bunk beds and a king size bed in a private room with central air conditioning and a spacious shower! 2025 Season already Paid in Full! Plenty of room to add your own deck or screened in area. Cape Island Resort is a family favorite with access to 2 swimming pools and a baby pool, coin-operated laundry facilities, club house with a game room and arcade, playground, tennis and basketball courts, mini golf, a picnic pavilion, a convenience store and ice cream store with an endless supply of activities to entertain your whole family! Where can you spend this much time down the shore at this price??! This resort is a gated community with 24-hour security guards. A short drive to both Historic Cape May with its beautiful beaches, fantastic restaurants, and shopping or to Wildwood with its free beaches, award winning boardwalk, and amusement parks. The annual fee is \$9,300 but if you purchase now, you can reap the benefits of two months already paid. Fees includes water, sewer, trash, recycling and amenities. No property taxes! Cape Island is open seasonally from May 1st until October 31st.

## PROPERTY DETAILS

ParkingGarage	AppliancesIncluded	AlsoIncluded	Heating
2 Car	Range	Blinds	No Heating
	Oven		
	Microwave Oven		
	Refrigerator		
	Water		
	Dryer		
	Stove Propane		
	Hot Water		
	Electric		



Ask for Thomas Byrne  
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