

**48 Stone Harbor  
Dennisville, NJ 08214**

**Asking \$165,000.00**



**COMMENTS**

Discover your lakeside escape in this beautifully maintained 2 bedroom, 1 bathroom cottage home, ideally situated with direct water views in the highly sought-after Holly Lake Resort, where you own the land with no ground rent. This turn-key property is being sold fully furnished, including all indoor and outdoor furniture, as well as three kayaks, perfect for enjoying the serene lake just steps from your door. Relax in the bright sunroom or entertain on the expansive deck overlooking the water. The kitchen features a full-size stove, and the built-in closets in the bedrooms and hallway offer ample storage. Community amenities include a clubhouse, in-ground pool, playground, basketball court, and lakefront beaches all with low taxes and HOA fees. Whether you're looking for a weekend retreat or a seasonal shore getaway, this is an exceptional value for resort-style lakeside living. This is ready for immediate enjoyment, don't miss your chance to own this one-of-a-kind property in a tranquil, amenity-rich setting. The resort is open from March 1-November 30 each year, but residents are allowed to go in the off months, but the water will be shut off. HOA fees are \$1600 a year, which can be paid annually or bi-annually. Water and Sewer is included in the HOA.

**PROPERTY DETAILS**

|                       |                    |                   |                   |
|-----------------------|--------------------|-------------------|-------------------|
| Exterior              | OutsideFeatures    | ParkingGarage     | OtherRooms        |
| Vinyl                 | Patio              | 2 Car             | Kitchen           |
|                       | Deck               | Stone Driveway    | Den/TV Room       |
|                       | Enclosed/Covered   |                   | Recreation/Family |
|                       | Patio              |                   | Breakfast Nook    |
|                       | Porch              |                   | Dining Area       |
|                       | Screened Porch     |                   | Florida Room      |
|                       | Cable TV           |                   |                   |
| InteriorFeatures      | AppliancesIncluded | AlsoIncluded      | Heating           |
| Skylight              | Range              | Drapes            | Electric          |
| Smoke/Fire Alarm      | Oven               | Curtains          | Baseboard         |
| Storage               | Self-Clean Oven    | Shades            | Forced Air        |
|                       | Microwave Oven     | Blinds            |                   |
|                       | Refrigerator       | Rugs              |                   |
|                       |                    | Furniture         |                   |
|                       |                    | Window Treatments |                   |
| Cooling               | HotWater           | Water             | Sewer             |
| Central Air Condition | Electric           | Public            | Public            |

# Berger Realty

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