



**4100 Route 9 S unit 18**  
**Rio Grande, NJ 08242**

**Asking \$185,500.00**



**COMMENTS**

This is a great opportunity for buyers looking for a seasonal retreat with potential in the desirable Cape Shore Resorts community. The home features two bedrooms and two full bathrooms, offering a comfortable layout ideal for vacation living. With just a few cosmetic updates, this home has the potential to become your perfect getaway, offering a solid foundation and the opportunity to make it uniquely your own. Inside, the open living room, dining area, and kitchen offer a functional space for hosting guests or relaxing with family. The home comes fully furnished, allowing you to move in and begin enjoying the community while planning any updates at your own pace. One of the highlights of this property is the two-tier paved patio with a pergola, which creates a welcoming outdoor area perfect for gatherings or quiet evenings outside. An outdoor shower makes it easy to rinse off after a day at the beach, while the storage shed offers practical space for storing bikes, beach gear, or other outdoor essentials. The HVAC system is just one year old, providing energy-efficient heating and cooling throughout the home. Cape Shore Resorts offers a variety of amenities, including three swimming pools, a bocce ball court, basketball court, playground, picnic area, stocked fishing lake, and a charming gazebo. The community is one of the few in the area that allows weekend access and extended stays during major holidays from November through March, making it ideal for seasonal use. Monthly rent is \$640 and includes water, sewer, trash removal, property taxes, access to coin-operated laundry facilities, and maintenance of common areas, including pool care. All buyers must complete a credit and background check and are required to sign an annual lease agreement. This home is priced to reflect its current cosmetic condition and presents a wonderful opportunity for anyone looking to invest in a well-located seasonal property with room for customization and improvement.

**PROPERTY DETAILS**

|                     |                    |                  |             |
|---------------------|--------------------|------------------|-------------|
| Exterior            | OutsideFeatures    | ParkingGarage    | OtherRooms  |
| Metal               | Patio              | 3 Car            | Living Room |
| Shingle             | Grill              | Assigned Parking | Kitchen     |
| Vinyl               | Fenced Yard        | Stone Driveway   | Dining Area |
|                     | Storage Building   |                  | See Remarks |
|                     | Cable TV           |                  |             |
|                     | Outside Shower     |                  |             |
|                     | See Remarks        |                  |             |
| InteriorFeatures    | AppliancesIncluded | AlsoIncluded     | Heating     |
| Smoke/Fire Alarm    | Self-Clean Oven    | Curtains         | Gas Propane |
| Wall to Wall Carpet | Microwave Oven     | Blinds           | Forced Air  |

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