



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

Berger Realty

• Since 1928 •



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

✉ info@bergerrealty.com



Laminate Flooring
Kitchen Island

Refrigerator
Stove Propane

Rugs
Furniture
See Remarks

Cooling
Central Air Condition

HotWater
Electric

Water
Private

Sewer
Private



Ask for Kevin Halliday
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: keh@bergerrealty.com

