

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

[oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



430 Route 9  
Cape May Court House, NJ 08210

Asking \$149,900.00



## COMMENTS

Say hello to affordable living with this beautifully maintained 2-bedroom, 1-bathroom home. Built in 2005, this unit has been thoughtfully upgraded and is ready for its new owner. You'll love the brand-new, oversized composite deck, perfect for summer nights and barbecues. Inside, enjoy the peace of mind that comes with a newer HVAC system, a new hot water heater, and upgraded windows and appliances. Plus, there's an oversized storage shed out back for all your belongings. At only \$650 a month, park fees are a great deal, covering water, sewer, trash pickup, and snow removal. And yes, you can live here 365 days a year—this isn't a 55+ community!

## PROPERTY DETAILS

|                        |                                             |                                             |                                                                                      |
|------------------------|---------------------------------------------|---------------------------------------------|--------------------------------------------------------------------------------------|
| Exterior<br>Vinyl      | OutsideFeatures<br>Deck<br>Storage Building | OtherRooms<br>Living Room<br>Eat-In-Kitchen | AppliancesIncluded<br>Range<br>Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher |
| Heating<br>Gas Natural | Cooling<br>Central Air Condition            | HotWater<br>Electric                        | Water<br>City                                                                        |



Ask for Grant Halliday  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [geh@bergerrealty.com](mailto:geh@bergerrealty.com)

