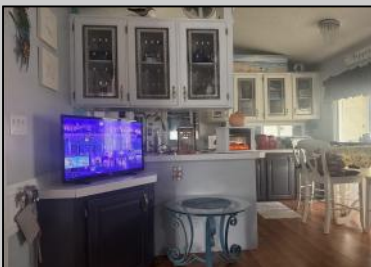


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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709 US Rt 9 S #636  
Lower Township, NJ 08204

Asking \$58,000.00



## COMMENTS

Welcome to this 1 Bedroom/1 Bath Mobile Home Located in the Seasonal Resort, Cape Island. This mobile home has been well maintained with new carpeting in the Florida Room and a freshly painted deck. There is a split system for A/C and the mobile home is being offered partially furnished. The season at Cape Island is from May 1st-October 31st. You can enjoy two pools, basketball courts, tennis courts and volleyball courts. There is a clubhouse and laundry facilities. The fee for 2026 lot rent is \$10,700 and includes trash, water, and sewer. Owners must pay for cable and electric. New buyers must submit an application to Cape Island prior to purchase.

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck	ParkingGarage 1 Car	OtherRooms Living Room Kitchen Eat-In-Kitchen Florida Room
InteriorFeatures Fireplace - Electric	AppliancesIncluded Range Oven Refrigerator Stove Natural Gas	AlsoIncluded Partial Furniture	Heating Electric
<p>Ask for Dawn Warren Berger Realty Inc. 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: dew@bergerrealty.com</p>			

