



**3 Sycamore**  
**Mays Landing, NJ 08330**

**Asking \$200,000.00**



**COMMENTS**

Vacant with quick occupancy. Spacious 3BR Laurel model in desirable Oaks 55+ Adult Community. Newer HVAC has been replaced. All new laminate flooring in living, dining & hallway. Island kitchen has storage pantry & lots of cabinets with breakfast area that opens to dining deck with retractable awning to enjoy morning coffee. Cabinet with counter has opening to Living Rm.... great for entertaining. LR has gas fireplace. Master suite with walk-in closet, bath w/garden tub & large vanity. Split floor plan for privacy offers 2 Guest Bedrooms/office with separate hall bath that has tub. Lot rent includes clubhouse, outdoor pool, tennis, taxes & private & sewer. system.. Convenient to shore points & Casinos. Low Lot rent makes this home even more desirable. Selling \"as is\" but all systems are in good working order & there have never been any leaks.

**PROPERTY DETAILS**

|   |  |                                    |   |
|---|--|------------------------------------|---|
| Exterior<br>Vinyl                         | OutsideFeatures<br>Deck<br>Porch<br>Shed   | ParkingGarage<br>None              | OtherRooms<br>Breakfast Nook<br>Dining Area<br>Laundry/Utility Room<br>Pantry |
| InteriorFeatures<br>Kitchen Center Island | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Refrigerator<br>Washer | AlsoIncluded<br>Blinds<br>Curtains | Basement<br>Crawl Space   |



Ask for **Joan S. Spencer**  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email: jss@bergerrealty.com

