



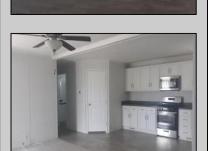
Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 ☑ info@bergerrealty.com





31 Stanton Ave Egg Harbor Township, NJ 08234

Asking \$134,900.00











## **COMMENTS**

HURRY!!! This meticulously maintained manufactured home is ready and just waiting for it's new owner to move right in! Set at the back of a one-way street in the park, this 2 bedroom, 2 full bath home has a great open layout with vinyl flooring, primary bedroom with large closets and private full bath, secondary bedroom and another full bath in the hallway and laundry room with back door. The exterior has vinyl siding and railings, a large deck on the front and a second set of steps off the back door. There is a concrete parking pad for two cars. The monthly lot fee is currently \$790 (to be confirmed by park) includes taxes, snow removal, water and sewer. There is gas heat and central air conditioning in this 2023 model. Appliances include stainless steel stove, dishwasher and refrigerator. Can't beat the location just seconds to Parkway access, shopping and transportation! VACANT and easy to show! (The park has requirements concerning credit score, employment, etc. Please visit Harbor Crossings website for more information.

PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Vinyl	Deck	None	Cathedral Ceiling
AppliancesIncluded Dishwasher	Heating	Cooling	Water
	Gas-Natural	Central	Public



Ask for John Sweeney
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jjs@bergerrealty.com

