

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1016 Route 9  
Cape May Court House, NJ 08210

Asking \$99,900.00



## COMMENTS

Welcome to Shell Bay, a fan favorite for many many years! Very desirable Year Round Mobile Home Park! This 2 Bedroom and 2 Full Bath home is conveniently located close to Shopping, Hospitals and South Jersey Shore's Premier Shore Resorts - North Wildwood, Avalon and Stone Harbor! A few property features include a lovely covered porch area, OUTSTANDING Sunroom, nice Living Room, spacious Kitchen, size-able Bedrooms and Baths, in house Washer and Dryer, Brand New Heater and Air Conditioner as of 2024 with Brand New Duct Work, PEX Plumbing Lines, Brand New Hot Water Heater, New Flooring throughout, all located in a serene park-like setting. Home includes an additional large storage shed for tools, bikes, beach gear, gardening items, etc. Pet friendly park located in Middle Township School District, however Seller has never owned a pet nor have they smoked. HOA fee includes city water and city sewer. Call today for your own private tour!

## PROPERTY DETAILS

|                  |                    |               |                         |
|------------------|--------------------|---------------|-------------------------|
| Exterior         | OutsideFeatures    | ParkingGarage | OtherRooms              |
| Aluminum         | Patio              | None          | Dining Area             |
| Vinyl            | Porch              |               | Eat In Kitchen          |
|                  | Porch Enclosed     |               | Florida Room            |
|                  | Shed               |               | Primary BR on 1st floor |
| InteriorFeatures | AppliancesIncluded | AlsoIncluded  | Heating                 |
|                  | Gas Stove          | Blinds        | Forced Air              |
|                  | Microwave          | See Remarks   | Gas-Propane             |
|                  | Refrigerator       |               |                         |
|                  | Washer             |               |                         |
|                  | Hot Water          | Water         |                         |
|                  | Gas                | Gas           |                         |



Ask for Frank Shomaker  
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