

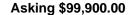


Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com





















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 ene ar, ver city

| | ' | | | | |
|------------------|---|--|---------------|-------------|--|
| | and Dryer, Brand New Heater and Air Conditioner as of 2024 with Brand New Duct Work, PE | | | | |
| | Plumbing Lines, Brand New Hot Water Heater, New Flooring throughout, all located in a serer | | | | |
| | park-like setting. Home | k-like setting. Home includes an additional large storage shed for tools, bikes, beach gea | | | |
| | gardening items, etc. Seller has never owner | 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 citsewer. Call today for your own private tour! | | | |
| PROPERTY DETAILS | | | | | |
| | Exterior | OutsideFeatures | ParkingGarage | OtherRooms | |
| | Aluminum | Patio | None | Dining Area | |
| | | | | | |



Vinyl

AppliancesIncluded AlsoIncluded Gas Stove Blinds Michaskafær James Granaphaenn Reperger Realty Inc See Remarks Washer Avenue, Ocean City

Porch

Shed

Porch Enclosed

HotWater 609-399-0076ater

GaEmail to: jgh@bergessealty.com

Heating Forced Air Gas-Propane

Eat In Kitchen

Florida Room Primary BR on 1st floor

