

# Berger Realty

Since 1928



**Berger Realty, Inc**  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



**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
	Midsize Refrigerator	See Remarks	Gas-Propane
	Washer		
	Hot Water	Water	
	Gas	Gas	



Ask for Phillip Beltrami  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [pjb@bergerrealty.com](mailto:pjb@bergerrealty.com)

