



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040

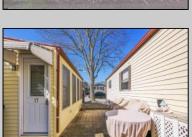


info@bergerrealty.com





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!

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sewer. Call today for	r your own private tour!	
	PROPE	RTY DETAILS
Exterior	OutsideFeatures	ParkingGarage
Aluminum	Patio	None
Vinyl	Porch	
	Porch Enclosed	

InteriorFeatures AppliancesIncluded AlsoIncluded Carbon Monoxide Gas Stove Blinds
Detector MicAskafær Wendy Brownes
Smoke/Fire Alarm Storage Repiger Realty IncSee Remarks
Washer E 55th St., Ocean City

Shed

Gas

Cooling Howater 609-399-421 Water Ceiling Fan(s) Ga Fmail to: wmb@bergerealty.com

Primary BR on 1st floor
Heating
Forced Air

Gas-Propane

OtherRooms

Dining Area Eat In Kitchen

Florida Room

