

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



150 Troon  
Hamilton Township, NJ 08330

Asking \$165,000.00



## COMMENTS

Ready to retire? Come see The Fairways! A quaint community of homes that features a clubhouse that offers a pool, game room, gym, library, billiard room and a calendar full of activities for home owners. This adorable home features 2 bedrooms and 2 full bathrooms. All of the appliances including the hot water heater are between 1-5 years old and the HVAC is serviced twice a year by Ambien Comfort. (See seller disclosure) The rear yard has plenty of space for a vegetable garden or flower beds! The driveway fits at least 3 cars and there is an attached storage space. No taxes - Lot Rent is \$920 and the buyer must be approved by The Fairways credit/background check. This is a 100% As-is Sale. Call agent directly with questions!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Porch	See Remarks	Den/TV Room
	Shed		Dining Area
	Sidewalks		Eat In Kitchen
			Laundry/Utility Room
			Primary BR on 1st floor
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dishwasher	Blinds	Crawl Space
	Disposal	Curtains	
	Dryer		
	Gas		
	Microwave		
	Refrigerator		
	Self Cleaning Oven		
	Washer		
	<p>Asker: Dave Zelinski Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: djz@bergerrealty.com</p>		
	Cooling	Water	
	Central	Public	

