

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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		
	Cooling	Water	
	Central	Public	



Ask for John Sweeney  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076

Email to: jjs@bergerrealty.com

