

# Berger Realty

Since 1928



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**59 Knollwood**  
**Mays Landing, NJ 08330**

**Asking \$199,000.00**



## COMMENTS

UCCS, Very nice Aberdeen Model located in the desirable 55+ Adult community at The Fairways. There is just under 1600 sq. feet of living space. This is a great floor plan with a very nice sized living room, dining room and EIK with a breakfast nook. The EIK was recently updated to include high end granite countertops and new flooring in the kitchen and bathrooms along with a new central AC condenser. You have 3BD's and 2 full baths. There is a large Master BD with plenty of closet space. Your outside features include a very inviting front porch, updated exterior lighting and one car garage. There are plenty of amenities which include a beautiful indoor pool, clubhouse, gym, and activities throughout the week. Close to shopping, restaurants, casinos, and the Jersey shore. Easy to show and seller can accommodate a quick closing. The lot rent for a new buyer will be \$1034.86.

## PROPERTY DETAILS

|                                                                                                            |                                                                         |                                                                  |                                                                                                                          |
|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                          | Outside Features<br>Curbs<br>Patio<br>Porch<br>Shed<br>Sprinkler System | Parking/Garage<br>Attached Garage<br>Auto Door Opener<br>One Car | Other Rooms<br>Den/TV Room<br>Dining Room<br>Eat In Kitchen<br>Laundry/Utility Room<br>Pantry<br>Primary BR on 1st floor |
| Appliances Included<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | Also Included<br>Basement<br>Crawl Space                                | Cooling<br>Ceiling Fan(s)<br>Central                             | Hot Water<br>Gas<br>Public                                                                                               |



Asker for Chris Warren  
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Sewer  
Public Sewer