



**198 Pebble Beach**  
**Mays Landing, NJ 08330**

**Asking \$209,900.00**



**COMMENTS**

Welcome home to this beautiful Turnberry Model located in the desirable Fairways at Mays Landing, a vibrant 55+ community offering a wonderful lifestyle and unbeatable convenience. Situated near an abundance of shopping, dining, and essential services, this home also provides easy access to the New Jersey shore beaches, the excitement of Atlantic City, and the cultural attractions of Philadelphia. For a relaxing day trip, Historic Smithville is just a short drive away, offering charming shops and restaurants. Within the Fairways community, residents enjoy a range of amenities including a heated indoor pool, a fully equipped fitness center, and an active clubhouse with regularly organized events and activities. Outdoor enthusiasts will appreciate nearby destinations such as the Egg Harbor Township Nature Preserve, Estell Manor Park, and the Great Egg Harbor River, where opportunities for boating, fishing, biking, picnicking, and camping abound. The home itself is spacious and thoughtfully designed. The kitchen features striking white granite countertops with ample workspace, and a breakfast nook that opens to a large screened-in porch at the rear of the house—ideal for morning coffee or evening relaxation. A cozy family room with a fireplace creates a welcoming atmosphere, while the formal living and dining rooms at the front of the home provide perfect spaces for entertaining. The primary suite boasts a large walk-in closet and an en suite bathroom with Jack-and-Jill sinks, a private commode, a linen closet, a storage closet, and a stall shower. The secondary bedroom also includes a walk-in closet, and the main full bathroom is equipped with a walk-in tub for added accessibility. Additional features include a 1.5-car garage with room for parking and storage, pull-down attic access, and a laundry room complete with a Kenmore washer and dryer. Brand new water heater just installed on 5/17, Newer refrigerator, HVAC replaced in 2024 and recently installed garage door. Adding to its appeal, Mays Landing was named the “Best Place to Retire in New Jersey” by Travel + Leisure on January 27, 2025, thanks to its low cost of living, affordable housing, and proximity to the beach. You can visit their website to read the full article and learn more about what makes this location so special. Please note, the sale is subject to the prospective owner's approval by the Fairways at Mays Landing.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Porch Screened	One and Half Car	Breakfast Nook
	Sidewalks		Den/TV Room
			Dining Area
			Laundry/Utility Room
			Primary BR on 1st floor
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement

# Berger Realty

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



Carbon Detector	Monoxide Detector	Dishwasher Disposal	Blinds Shades	Crawl Space
Cathedral Ceiling	Dryer	Gas Stove		
Handicap Features	Gas Stove	Washer		
Kitchen Center Island	Washer			
Skylight(s)				
Smoke/Fire Alarm				
Walk In Closet				
Heating	Cooling	HotWater	Water	
Forced Air	Ceiling Fan(s)	Electric	Public	
Gas-Natural	Central Electric			
Sewer				
Public Sewer				



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

