



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com

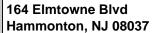


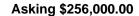














## **COMMENTS**

This Oversized home in the well sought after, 55 plus community of Elmtowne, is \"NOT\" a twin home. Your backyard views are unobstructed. Has dual side front entrances. 2 huge living rooms. 2bdrm. 2 1/2 bath. The Hall bath has been recently updated, tastefully. Family room has a large gas log fireplace. Full dining area. Eat in kitchen. Cabinetry is solid wood. Ample counter space. Plus, a laundry room. Shed is attached to the home. A wonderful storage area. Plenty of closets throughout for your clothes. A convenient, fully enclosed patio overlooks the lush greenery, with hints of lakeview. Lake is owned by Winslow Borough, for your viewing enjoyment. This quiet and serene community is sure to please those who seek tranquility in their golden years. What\'s even better, is the association governs the well and septic. No need for water and sewer bills. This is a substantial savings to the homeowner. Association is required to periodically test the water for purification. Only Walls In (HO6) is required. Association has a master policy on the building and exterior. Also, a great savings for you. A one time, Capital Contribution fee is to be paid by the Buyer-\$2,500. Admin fee of up to \$500. And 3 months shall be collected in advance for association dues. Location is stellar. Minutes to major connectors to Philly and AC. Minutes from Hammonton.

## PROPERTY DETAILS

OutsideFeatures ParkingGarage Heating Cooling Shed None Gas-Natural Central

HotWater Water Sewer
Gas PriAssk for Donna M.P.Dvsthan

Berger Realty Inc 1330 Bay Avenue, Ocean City

Call: 609-391-1330

Email to: dmd@bergerrealty.com

