

# Berger Realty

Since 1928



Berger Realty, Inc.  
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164 Elmtowne Blvd  
Hammonton, NJ 08037

Asking \$275,000.00



## 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. 2bdm. 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



Water  
Private  
Sewer  
Private

Ask for Graham Giv  
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