



**154 Muirfield Ct.  
Mays Landing, NJ 08330**

**Asking \$225,000.00**



#### COMMENTS

Enjoy low-maintenance living in the Fairways at Mays Landing, a premier 55+ active adult community! This well-appointed Troon Model features 2 bedrooms, 2 full baths, and a bright, open layout designed for comfort and functionality. The inviting sunroom flows seamlessly into the spacious living room and a large eat-in kitchen, complete with a baker's island, skylight and elegant porcelain tile flooring that extends through the kitchen, dining room and hallway. The primary suite is a true retreat, offering a generously sized bedroom, walk-in closet, and an en-suite bath featuring a double sink vanity, shower and a linen closet for added storage. Additional highlights include birch interior doors, ceiling fans throughout, a new air conditioning system and hot water heater (2023), and an attached 1-car garage with a bonus room-- perfect for an office or extra storage. Outside, enjoy the 10x24 backyard patio ideal for outdoor dining or relaxing, and an extra-wide driveway for added convenience. Lot rent includes trash, snow removal, common area landscaping, indoor/outdoor pool, gym, billiards and clubhouse entertainment room. Convenient to shopping, expressway, shore points, casinos & Philadelphia. Come take a look!

#### PROPERTY DETAILS

|  |  |   |   |
|--|--|---|---|
| Exterior<br>Vinyl  | OutsideFeatures<br>Patio<br>Sprinkler System   | ParkingGarage<br>Attached Garage<br>Auto Door Opener<br>One Car | OtherRooms<br>Dining Room<br>Eat In Kitchen<br>Primary BR on 1st floor<br>Recreation/Family |
| InteriorFeatures<br>Cathedral Ceiling<br>Kitchen Center Island<br>Skylight(s)<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Refrigerator<br>Washer | AlsoIncluded<br>Blinds  | Basement<br>Crawl Space   |
| Heating<br>Forced Air<br>Gas-Natural   | Cooling<br>Ceiling Fan(s)<br>Central<br>Electric   | HotWater<br>Gas   | Water<br>Public   |

Sewer

# Berger Realty

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Public Sewer



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