



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

Sewer

# Berger Realty

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Public Sewer



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