



**7 Stanton Ave**  
**Egg Harbor Township, NJ 08234**

**Asking \$154,900.00**



#### COMMENTS

Stunning 3-Bedroom Double-Wide in Harbor Crossings – Resort-Style Living at Its Best! Don't miss this rare opportunity to own a beautifully maintained 3-bedroom, 2-bath double-wide mobile home in the highly sought-after Harbor Crossings, an upscale manufactured home community that offers a true resort-like lifestyle. Built in 2011 and designed for comfort and convenience, this home features vinyl flooring throughout, creating a clean, cohesive, and low-maintenance interior. The layout is exceptional — the open-concept living room is expansive and filled with natural light that pours in, creating a warm and inviting atmosphere. The kitchen boasts a dedicated dining area, perfect for family meals or entertaining guests. Each bedroom is generously sized, and the primary suite includes a private en-suite bath, offering your own personal retreat. Exterior features include maintenance-free vinyl siding, vinyl railings, and premium Andersen storm doors on both the front and side entries. Outside, enjoy two private parking spots, a storage shed, and the peace of mind that comes with low-maintenance living. And location? Unbeatable. This home sits in a prime spot — just seconds from the Garden State Parkway, minutes from shopping, dining, and public transportation. Whether you're commuting, retiring, or just seeking a peaceful yet connected lifestyle, this home has it all. ?? Spacious. Stylish. Move-in ready. This isn't just a home — it's a lifestyle. And it won't last. Monthly Lot Fees Include Public Water, Public Sewer, Trash & Recycling Collection and Snow Removal.

#### PROPERTY DETAILS

|   |   |                                    |  |
|---|---|------------------------------------|--|
| Exterior<br>Vinyl   | OutsideFeatures<br>Shed   | ParkingGarage<br>None              | OtherRooms<br>Dining Area<br>Laundry/Utility Room<br>Pantry<br>Primary BR on 1st floor |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Smoke/Fire Alarm<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | AlsoIncluded<br>Blinds<br>Curtains | Heating<br>Gas-Natural   |
| Cooling<br>Ceiling Fan(s)<br>Central  | HotWater<br>Gas   | Water<br>Public                    | Sewer<br>Public Sewer  |

# Berger Realty

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