



**150 Troon**  
**Hamilton Township, NJ 08330**

**Asking \$165,000.00**



**COMMENTS**

Nestled within The Fairways, a 55+ community, this adorable manufactured home offers an unparalleled lifestyle tailored for those seeking comfort and a peaceful lifestyle in a serene setting. This charming property, built in 2000, features a spacious layout that includes 2 bedrooms and 2 full bathrooms. All of the appliances including the hot water heater are between 1-5 years new and the HVAC sytem is serviced twice a year by Ambien Comfort. (see seller disclosure) The rear yard has plenty of space for a vegetable garden or flower beds. The Clubhouse offers a stunning in-ground pool, gym, billiard room, library, game room, and a calendar full of activities for residents. The meticulously maintained grounds invite you to take leisurely strolls, while the inviting ambiance of the community promotes a sense of belonging and camaraderie. The home boasts a generous driveway with space for up to three vehicles, ensuring convenience for both residents and guests. There are no real estate taxes and the lot rent is \$920.00 paid monthly. The Fairways community is not just about the home; it's about the lifestyle. Engage in community events, enjoy leisurely walks, or simply relax by the poolside. This is a place where you can truly embrace the next chapter of your life, with its prime location and amazing features, this property is more than just a home; it's a gateway to a vibrant, fulfilling lifestyle! (The interior is in the process of being painted a neutral color)

**PROPERTY DETAILS**

|                   |                    |               |                         |
|-------------------|--------------------|---------------|-------------------------|
| Exterior          | OutsideFeatures    | ParkingGarage | OtherRooms              |
| Vinyl             | Porch              | See Remarks   | Den/TV Room             |
|                   | Shed               |               | Dining Area             |
|                   | Sidewalks          |               | Eat In Kitchen          |
|                   |                    |               | Laundry/Utility Room    |
|                   |                    |               | Primary BR on 1st floor |
| InteriorFeatures  | AppliancesIncluded | AlsoIncluded  | Basement                |
| Carbon Monoxide   | Dishwasher         | Blinds        | Crawl Space             |
| Detector          | Disposal           | Curtains      |                         |
| Cathedral Ceiling | Dryer              |               |                         |
| Smoke/Fire Alarm  | Gas Stove          |               |                         |
| Walk In Closet    | Microwave          |               |                         |
|                   | Refrigerator       |               |                         |
|                   | Self Cleaning Oven |               |                         |
|                   | Washer             |               |                         |
| Heating           | Cooling            | Water         | Sewer                   |

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Forced Air  
Gas-Natural

Central

Public

Public Sewer



Ask for James Gray Haenn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [jgh@bergerrealty.com](mailto:jgh@bergerrealty.com)

