



**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 system 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 Detector	Dishwasher	Blinds	Crawl Space
Cathedral Ceiling	Disposal	Curtains	
Smoke/Fire Alarm	Dryer		
Walk In Closet	Gas Stove		
	Microwave		
	Refrigerator		
	Self Cleaning Oven		
	Washer		
Heating	Cooling	Water	Sewer

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Forced Air  
Gas-Natural

Central

Public

Public Sewer



Ask for Mark Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [mkj@bergerrealty.com](mailto:mkj@bergerrealty.com)

