

# Berger Realty

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150 Troon  
Hamilton Township, NJ 08330

Asking \$165,000.00



## COMMENTS

Ready to retire? Come see The Fairways! A quaint community of homes that features a clubhouse that offers a pool, game room, gym, library, billiard room and a calendar full of activities for home owners. This adorable home features 2 bedrooms and 2 full bathrooms. All of the appliances including the hot water heater are between 1-5 years old and the HVAC 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 driveway fits at least 3 cars and there is an attached storage space. No taxes - Lot Rent is \$920 and the buyer must be approved by The Fairways credit/back ground check. This is a 100% As-is Sale. Call agent directly with questions! \*\*\* The entire interior of the home is in the process of being painted\*\*\*

## PROPERTY DETAILS

Exterior Vinyl	Outside Features Porch Shed Sidewalks	Parking/Garage See Remarks	Other Rooms Den/TV Room Dining Area Eat In Kitchen Laundry/Utility Room Primary BR on 1st floor
Interior Features Cathedral Ceiling	Appliances Included Disposal Dishwasher Dryer Gas Stove Microwave Refrigerator Self-Cleaning Oven	Also Included Blinds Curtains	Basement Crawl Space
<p>Ask for Yvonne Kuhn Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: ymk@bergerrealty.com</p>			
Cooling Central		Water Public	

