

# Berger Realty

Since 1928



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

