



**81 Flounder**  
**Seaville, NJ 08230**

**Asking \$128,500.00**



SJSRMLS

## COMMENTS

Boasts 2 bedrooms including the largest bedroom which is very spacious & has high ceilings. Nice enclosed front porch. Can't beat a shore place like this. Community has pool, washer/dryers, tennis courts, playground and is the most convenient mobile park in the area. It's a hidden gem...call to see! The only Ocean Sands unit available! Community has LOW HOA fees....only \$900 annually! The Lot rent actually pays the taxes \$893.00 ANNUALLY and enjoy the balance of 99 year lease which has 90 years left.

## PROPERTY DETAILS

|                                      |                                                              |                        |                                                                                       |
|--------------------------------------|--------------------------------------------------------------|------------------------|---------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                    | OutsideFeatures<br>Patio<br>Porch Enclosed                   | ParkingGarage<br>None  | OtherRooms<br>Den/TV Room<br>Dining Area<br>Eat In Kitchen<br>Primary BR on 1st floor |
| InteriorFeatures<br>Smoke/Fire Alarm | AppliancesIncluded<br>Gas Stove<br>Microwave<br>Refrigerator | AlsoIncluded<br>Blinds | Basement<br>Slab                                                                      |
| HotWater<br>Oil                      | Water<br>Private                                             | Sewer<br>Private       |                                                                                       |



Ask for Dale Collins

Berger Realty Inc

3160 Asbury Avenue, Ocean City

Call: 609-399-0076

Email to: djc@bergerrealty.com

http://www.BADERCOLLINS.com

