

# Berger Realty

Since 1928



**Berger Realty, Inc**  
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**135 Thompson**  
**Egg Harbor Township, NJ 08234**

**Asking \$49,900.00**



## COMMENTS

Welcome to Egg Harbor Village. A Tranquil Seasonal Escape Near the Shore Nestled within 33 acres of peaceful, wooded landscape, Egg Harbor Village is a boutique vacation park community offering 62 beautifully appointed sites. Just 9.6 miles from Ocean City and 18.5 miles from Atlantic City, our location combines the tranquility of nature with convenient access to nearby boardwalks, casinos, golf courses, Storybook Land, and the charming Historic Smithville. As our community continues to grow, we're proud to offer an expanding calendar of events and activities that bring residents and guests together. Enjoy relaxing days by the pool, drinks at the tiki bar, social gatherings at the clubhouse, or a quiet stroll along our scenic walking trails. This upgraded mobile Home is move-in ready and thoughtfully designed for your comfort. It features new flooring throughout and comes fully furnished. Unwind on the spacious porch or retreat to the sunroom, which includes a cozy sitting area and a dining space ideal for soaking in the serene surroundings. Please Note: Egg Harbor Village is a seasonal vacation cottage community. It closes for the winter on November 1st and reopens on March 1st, though weekend visits are permitted throughout November. Come discover a vibrant and welcoming community where relaxation and recreation meet.

## PROPERTY DETAILS

|                                                                                                                                                                                                                                  |                  |                |                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|----------------------|
| Exterior                                                                                                                                                                                                                         | Outside Features | Parking/Garage | Other Rooms          |
| Vinyl                                                                                                                                                                                                                            | Deck             | None           | Breakfast Nook       |
|                                                                                                                                                                                                                                  | Paved Road       |                | Den/TV Room          |
|                                                                                                                                                                                                                                  | Pool-In Ground   |                | Dining Area          |
|                                                                                                                                                                                                                                  | Porch Enclosed   |                | Eat In Kitchen       |
|                                                                                                                                                                                                                                  | Porch Screened   |                | Laundry/Utility Room |
|                                                                                                                                                                                                                                  | Shed             |                |                      |
| <p><b>Ask for John Tonkinson</b><br/> <b>Berger Realty Inc</b><br/> <b>1330 Bay Avenue, Ocean City</b><br/> <b>Call: 609-391-1330</b><br/> <b>Email to: <a href="mailto:john@bergerrealty.com">john@bergerrealty.com</a></b></p> |                  |                |                      |
|                                                                                                                                                                                                                                  | Appliances       | Gas-Propane    |                      |
|                                                                                                                                                                                                                                  | Electric Stove   |                |                      |
|                                                                                                                                                                                                                                  | Microwave        |                |                      |
|                                                                                                                                                                                                                                  | Refrigerator     |                |                      |



Sewer  
Septic