

# Berger Realty

Since 1928



Berger Realty, Inc.  
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246 Egret Lane  
Marmora, NJ 08223

Asking \$175,000.00



## COMMENTS

**ESCAPE TO BAYBERRY COVE** – Your Affordable Shore Retreat! Looking for a sweet spot by the shore without the island price tag? ?? Welcome to this beloved seasonal community just minutes from Ocean City's beaches and iconic Boardwalk! This 2-bedroom, 1-bath manufactured home has room to relax and unwind. The spacious kitchen is loaded with cabinetry and has space for a cozy dinette or a comfy lounge nook. The extra-wide living/dining combo flows to both the front entrance and a rear deck and yard—perfect for morning coffee or evening sunsets. Resort-Style Perks? You bet! Dive into the pool, stroll around the lake, play tennis, pickleball, or hoops, and picnic the day away. Bonus: there's even boat & jet ski storage! **Budget-Friendly Bliss** – With super-low taxes and an annual association fee of just \$1,880, this is a seasonal dream for snowbirds or anyone craving a shore escape that won't break the bank. **LOCATION** definitely matters! Just off Exit 25 of the Garden State Parkway—getting here is a breeze. **Bonus Reminder:** This property is being **SOLD COMPLETELY AS-IS**—priced right so the next owner can bring their own style and vision to life. Agents - Please see remarks when preparing the contract. **THIS ONE IS A SHORE BET!**

## PROPERTY DETAILS

|                   |                                                                                       |                       |                                                                                  |
|-------------------|---------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------------------|
| Exterior<br>Vinyl | OutsideFeatures<br>Deck<br>Needs Work<br>Paved Road<br>Pool-In Ground<br>Pool<br>Shed | ParkingGarage<br>None | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Pantry<br>Primary BR on 1st floor |
|-------------------|---------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------------------|



Ask for Yvonne Kuhn  
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