

Berger Realty

Since 1928



Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500

✉ oc17@BergerRealty.com



**1556 Benjamin Franklin
Mays Landing, NJ 08330**

Asking \$299,900.00



COMMENTS

A rare opportunity to own an end townhouse in Mays Landing Village. Only a few steps from the 'Hamilton' parking lot, this home is sheltered by a small wooded lot and fencing, making it easily accessible, yet quiet and private. Move-in condition. The luxury vinyl tile flooring in the living room, hallway, and bedrooms is less than 1 year old. The roof and water heater are 2 years old, the dryer is 18 months old, and all other appliances are 1 year old. The HVAC was replaced in 2022. The kitchen cabinet doors are brand new. All appliances are staying with the home. A gas fireplace is located in the living room. Tons of storage! Large pantry; 2 walk-in closets, an oversized closet on the first floor; a shed, and more. Three bedrooms, 2.5 baths, and plenty of space to live comfortably. HOA includes water, sewer, trash, bulk trash, all outside maintenance, mowing and weeding, sprinkler system, snow removal, including de-icing and shoveling up to the doorway. The HOA also includes the community pool, playground, and basketball courts. Just 3 minutes from major shopping centers, the AC Expressway, and Black Horse Pike. Virtual Tour: <https://my.matterport.com/show/?m=VT6rF1bRKTe>

PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Brick	None	Dining Area	Fireplace(s)
		Dining Room	Master Bath
		Eat In Kitchen	
		Laundry/Utility Room	
		Pantry	
		Storage Attic	



Ask for Troy Eggle
Berger Realty Inc
Cooling: Central
Water: Public Water
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: tde@bergerrealty.com

