

# Berger Realty

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

**Asking \$305,900.00**



## 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        |                  |



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