

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



246 Egret Lane  
Marmora, NJ 08223

Asking \$159,000.00



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



Ask for Brian Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4214  
Email to: bk@bergerrealty.com

HotWater  
Electric

Water  
Private

