

Berger Realty

Since 1928



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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!**
<https://my.matterport.com/show/?m=y21EvDsmAhi>

PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Needs Work Paved Road Pool-In Ground Porch Shed	ParkingGarage None	OtherRooms Dining Area Eat In Kitchen Pantry Primary BR on 1st floor
AppliancesIncluded Gas Stove Refrigerator	AlsoIncluded Blinds	Basement Crawl Space	
Cooling Ceiling Fan(s) Central	HotWater Electric	Water Private	