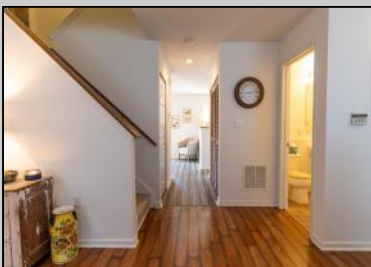


Berger Realty

Since 1928



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
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1574 John Adams
Mays Landing, NJ 08330

Asking \$289,900.00



COMMENTS

****OPEN HOUSE THIS WEEKEND: SATURDAY 8/30 - 2 PM - 4 PM**** Discover the perfect blend of charm and convenience in this meticulously maintained and spacious condo located in the desirable Mays Landing Village community, exclusively for primary homeowners. This 3-bedroom, 2.5-bath unit, featuring a private balcony off the kitchen, is one of the largest in the community. Fully remodeled in 2021 with permits, it boasts a 2-year-old roof, hot water tank and HVAC system, with the HVAC including a 10-year warranty for added peace of mind. The sale includes all major appliances—fridge, stove, microwave, dishwasher, washer and dryer—as well as window treatments, making your move-in effortless. Utility costs are budget-friendly, with electric bills ranging from \$70 to \$136 and gas from \$10 to \$70 per month. This home is ready for its new owner! While visiting, don't overlook how beautifully maintained the community is, with its charming red brick buildings, well-kept sidewalks, and thoughtful touches like a gazebo at the heart of the neighborhood. Recreational amenities include a pool and tennis courts, perfect for an active lifestyle. Located close to major shopping centers, less than a 5-minute commute to every Hamilton Township public school (K-12), and convenient access to the expressway entrance, this property is ideal for first-time buyers looking for a long-term investment that will hold its value or those seeking to downsize to a comfortable, second-floor condo. Don't miss this incredible opportunity to enjoy a stress-free lifestyle in this welcoming community! ** HVAC 2 YEARS OLD, ROOF 2 YEARS OLD, HOA FEE ~\$350/MONTH, 2ND FLOOR UNIT (2 Floors within unit), Primary owners only - Renting not allowed at all.

SING **



Public Sewer

Ask for Barbara Varacalli
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Call: 609-399-0076
Email to: bav@bergerrealty.com

ParkingGarage
None
OtherRooms
Dining Area
Entry
Bathroom
Central
Gas

InteriorFeatures

