

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1574 John Adams  
Mays Landing, NJ 08330

Asking \$289,900.00



## COMMENTS

Discover the perfect blend of charm and convenience in this meticulously maintained and spacious 1,398SQFT 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. DECEMBER FOR CLOSING \*\*

## PROPERTY DETAILS

Ask for Cynthia Hennes  
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Interior Features  
Pets Allowed

