

# Berger Realty

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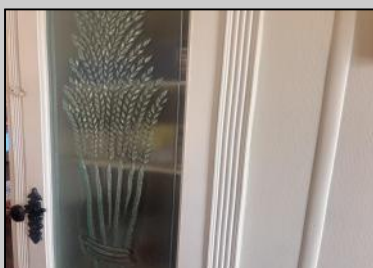


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7 Shell Ln Ln  
Egg Harbor Township, NJ 08234

Asking \$145,000.00



## COMMENTS

Welcome to your SEASONAL home away from home! Take pleasure in direct WATERFRONT views from the oversized composite deck overlooking the Somerset Cove Marina. This charming 2 bedroom, 1 full bath single-wide mobile home is coastal chic. Upon entering through the glass doors into this well-maintained home, you are greeted by an open concept living room flowing right into the eat-in kitchen with breakfast bar and additional seating at the counter. A skylight and lovely bow window accent the kitchen allowing for plenty of natural sunlight and for enjoying the beautiful sunset water views. Low maintenance laminate floors throughout the whole home add an easy breezy, yet elegant touch. 2 bedrooms with an extra large closet in the primary. There are special touches all throughout this adorable home. Come check out the views from this rare waterfront gem just a stone's throw from Somers Point and Ocean City! Unit being sold partially furnished. Additional upgrades include: all new under unit pipes, faucets, LVP flooring, back steps and added drywall. Lot lease includes water and sewer. Seasonal occupancy April 15- October 31... perfect for Snowbirds, the avid boater or anyone looking for low maintenance summer living! Boat dock available for additional charge and preference given to Somerset Cove Marina owners. This is a MUST SEE in person! Water views from the front and wetland views from the back! A truly unique opportunity!

## PROPERTY DETAILS

|                                                                                     |                          |                                                                                                                                                            |                                                                                                   |
|-------------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                   | Outside Features<br>Deck | Parking/Garage<br>None                                                                                                                                     | Other Rooms<br>Eat In Kitchen<br>Primary BR on 1st floor                                          |
|  |                          | Ask for John Clarke<br>Berger Realty Inc.<br>3160 Asbury Avenue, Ocean City<br>Call: 609-399-0076<br>Email to: jwc@bergerrealty.com<br>Coming Window Units | Basement<br> |
|                                                                                     |                          | Also Included<br>Electric Stove<br>Refrigerator<br>Curtains<br>Partially Furnished<br>Electric                                                             |                                                                                                   |