



**218 Burning Tree**  
**Mays Landing, NJ 08330**

**Asking \$249,500.00**



#### COMMENTS

This is one of the nicest homes located in The Fairways. An Active 55 or older community with many amenities to keep you occupied! This 2BD and 2 BATH home is a great floor plan. There is a large living room, dining room, EIK with an addl breakfast nook (9'3 X 8'11) which overlooks the family room. The Master BD is a nice size and has a large walk in closet. The seller has updated the major mechanicals including a new roof which was installed in 2024, HWH 2025, HVAC 2023 and most of the windows have recently been replaced including the sliding glass door. Your outside features include a deck to sit outside and watch the golfers or the wildlife. There is a beautiful clubhouse with many activities along with an indoor pool and gym. Close to shopping, dining and the beach. This is Subject to the Seller Finding Suitable Housing but we are actively looking. Easy to show, don't miss out on this home that is in great condition! The new lot rent will be \$1164.17 and any potential buyer must be approved thru The Fairways.

#### PROPERTY DETAILS

|                          |                    |                  |                         |
|--------------------------|--------------------|------------------|-------------------------|
| Exterior                 | OutsideFeatures    | ParkingGarage    | OtherRooms              |
| Vinyl                    | Curbs              | Attached Garage  | Dining Room             |
|                          | Deck               | Auto Door Opener | Eat In Kitchen          |
|                          | Sidewalks          | One Car          | Pantry                  |
|                          | Sprinkler System   |                  | Primary BR on 1st floor |
|                          |                    |                  | Recreation/Family       |
| InteriorFeatures         | AppliancesIncluded | AlsoIncluded     | Basement                |
| Carbon Monoxide Detector | Dishwasher         | Blinds           | Crawl Space             |
| Cathedral Ceiling        | Disposal           |                  |                         |
| Smoke/Fire Alarm         | Dryer              |                  |                         |
| Storage                  | Electric Stove     |                  |                         |
| Walk In Closet           | Microwave          |                  |                         |
|                          | Refrigerator       |                  |                         |
|                          | Washer             |                  |                         |
| Heating                  | Cooling            | HotWater         | Water                   |
| Forced Air               | Ceiling Fan(s)     | Electric         | Public                  |
| Gas-Natural              | Central            |                  |                         |
| Sewer                    |                    |                  |                         |
| Public Sewer             |                    |                  |                         |

# Berger Realty

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