

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**4678 Somers Point**  
**Hamilton Township, NJ 08330**

**Asking \$78,000.00**



## COMMENTS

\*\*\*NEW LISTING\*\*\* Welcome to your slice of paradise at River Beach Resort & Marina, Lot 8. This beautifully landscaped lot offers breathtaking, unobstructed views of the Great Egg Harbor River and is just minutes from the Jersey Shore beaches. Seasonal site rent: \$11,200 (mid-April to mid-October), Boat slips available for boating enthusiasts. This lot includes a 2020 Jayco Pinnacle 32RLTS, featuring the luxurious Cashmere Cottage interior design and loaded with upgrades: Primary bedroom with king-size Serta bed & cedar closet, 21 cu. ft. Whirlpool residential refrigerator with filtered ice maker, Lighted pantry with glass door, 2 power reclining seats, trifold sleeper and LED fireplace with 5,000 BTU heater, Whisper-quiet AC, central vacuum, JayCommand smart RV system with full app control, 3 TVs, dining table with 4 upholstered chairs, and abundant cabinet space, Large cedar closet with washer/dryer, Additional highlights: Custom-built 12x36 pressure-treated deck with granite bar top & 4 swivel bar stools, 3 slide-outs, Goodyear tires, LOA 36.33, weight 12,585 lbs, 4 years remaining on warranty, Enjoy resort living with comfort, style, and incredible riverfront views! YOUR HOME AWAY FROM HOME!! NOT TO BE MISSED!!

## PROPERTY DETAILS

|          |                 |               |                         |
|----------|-----------------|---------------|-------------------------|
| Exterior | OutsideFeatures | ParkingGarage | OtherRooms              |
| Aluminum | Deck            | None          | Primary BR on 1st floor |
| Vinyl    |                 |               |                         |



AppliancesIncluded  
Dryer  
Gas Stove  
Microwave  
Refrigerator  
Washer  
AlsoIncluded  
Bianse  
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109 E 55th St., Ocean City  
Call: 609-399-4211  
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