

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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72 Knollwood  
Mays Landing, NJ 08330

Asking \$209,000.00



## COMMENTS

**HUGE PRICE IMPROVEMENT!!!** Beautiful St. Andrews Model on the Golf Course in The Fairways 55+ Community! Welcome to this well-maintained 3-bedroom, 2-bath home offering comfort, style, and a wonderful lifestyle. This desirable model features an open layout with brand new laminate flooring throughout the main living areas. The spacious primary suite includes a walk-in shower, a soaking tub, and comfort-height toilets for ease and convenience. Enjoy peaceful mornings or relaxing evenings on the screened-in back porch overlooking the golf course. Located in the sought-after Fairways community, residents enjoy access to top-notch amenities including an indoor pool, fitness center, and clubhouse that hosts a wide variety of social events and clubs. Conveniently situated near major highways, shopping, dining, and just a short drive to South Jersey beaches and casinos—this home truly offers the best of comfort and convenience!

## PROPERTY DETAILS

|                                                                                                |                                                                                                                                                                        |                          |                                                                                                                               |
|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                              | OutsideFeatures<br>Patio<br>Porch Screened<br>Sidewalks                                                                                                                | ParkingGarage<br>One Car | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Primary BR on 1st floor<br>Storage Attic |
| Appliances Included<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | Ask for Linda Watts<br>Berger Realty Inc.<br>1670 Boardwalk, Ocean City<br>Call: 609-391-0500<br>Email: <a href="mailto:ljw@bergerrealty.com">ljw@bergerrealty.com</a> | Basement<br>Crawl Space  |                                                                                                                               |
| Gas-Natural                                                                                    | Cooling<br>Ceiling Fan(s)<br>Central                                                                                                                                   | HotWater<br>Gas          | Public                                                                                                                        |
| Sewer<br>Public Sewer                                                                          |                                                                                                                                                                        |                          |                                                                                                                               |

