



**1079 12th**  
**Mays Landing, NJ 08330**

**Asking \$23,000.00**



#### COMMENTS

Welcome to your perfect summer escape at 1079 12th Ave., Mays Landing, NJ, nestled in the sought-after Estelle Manor Section of the Mays Landing RV Campground. There is a new trend happening, and that is tiny home living! Many people are saving money by living in a campground 7 months of the year then getting a winter rental for 5 months. This comes in handy when money is tight or you're trying to save up money. This beautifully maintained 2012 Palomino by Forest River Puma Destination Travel Trailer is 39 feet long and includes three slide-outs and a king bedroom. The sale includes the camper, deck, screen room, sheds, furniture, and all listed items. Features include six stabilizers, one 100 lb. propane tank, two 35 lb. propane tanks, detectors, a 28'5" x 8'5" deck, a screen porch (currently not up), 10'x20' carport (not up), air compressor, and a 21' awning replaced two years ago. The interior offers a full-size 18 cu. ft. refrigerator, 12-gallon hot water heater, two sewage hard lines, hitch, backup battery for pull-outs, ratchet straps for refrigerator, and a kitchen skylight. The king bedroom includes a recently replaced pillow-top mattress. Factory upgrades include a sink cover, water heater bypass, microwave, 12V ceiling fan, TV antenna with booster, 15,000 BTU ducted A/C, outside shower, tub surround, bath skylight, glass shower door, bar stools, hide-a-bed sofa, folding grab handle, and carbon monoxide detector. The campground offers 162 sites and amenities such as an in-ground pool, basketball court, playground, miniature golf, volleyball, horseshoes, handicap-accessible bathrooms, laundry room, bathhouses, general store, rentable kitchen for parties, recreation room, game room with pool table and video games, propane station, cabins and cottages, full hookups (water, electric, cable), dump station, dog walk, and a stocked fishing pond with annual competitions. The Mays Landing Campground provides a family-friendly, seasonal atmosphere with plenty of recreation, relaxation, and community events. This is a family-friendly seasonal campground that offers a perfect blend of fun, relaxation, and entertainment. Whether you're looking to enjoy peaceful weekends or spend the entire season outdoors, this unique offering is your gateway to affordable vacation living. Don't miss your chance to own this slice of campground paradise! Financing is available to qualified Buyers.

#### PROPERTY DETAILS

|                           |                                   |                                      |                                                 |
|---------------------------|-----------------------------------|--------------------------------------|-------------------------------------------------|
| Exterior<br>Aluminum      | OutsideFeatures<br>Pool-In Ground | ParkingGarage<br>None                | AppliancesIncluded<br>Gas Stove<br>Refrigerator |
| AlsoIncluded<br>Furnished | Heating<br>Gas-Propane            | Cooling<br>Ceiling Fan(s)<br>Central | HotWater<br>Gas                                 |

# Berger Realty

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