



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 ☑ info@bergerrealty.com



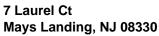
















COMMENTS

Such a lovely home! Sits at the top of the court surrounded by woods! Nice floorplan is open concept, high ceilings with lots of oversized windows allowing for bright sunlit rooms/ Excellent kitchen with numerous cabinets, center island with seating, eat in area and sliders to the deck/....This is an over 55 community offering wonderful ammenities including Pool/ Saunas/ Pickleball/ Fitness Center/ Shuffleboard Court/ Billiards/ Bocce Ball court/ Clubhouse & Community Center!/ Pets permitted, typically no more than 2 pets, restrictions for dog breeds, see attached sample Guidelines for more details/ Water & Sewer included in monthly Rent/ Wa & Se not supplied by the municipality rather onsite within the community/ The monthly land rent is so affordable at just \$557.00 per month, includes water & sewer! (monthly land rent planned to increase by \$3 in Jan 2026)

| increase by \$3 in Jan 2026) | | | |
|--------------------------------------|---------------------------------|------------------------------------|---|
| PROPERTY DETAILS | | | |
| Exterior Vinyl | OutsideFeatures Deck | ParkingGarage None | OtherRooms Breakfast Nook Dining Room Laundry/Utility Room |
| InteriorFeatures Walk In Closet | AppliancesIncluded Microwave | AlsoIncluded Blinds Curtains | Heating Gas-Natural |
| Cooling Ceiling Fan(s) Central | HotWater Gas | Water Public | Sewer Public Sewer |