



**115 Mast**  
**Egg Harbor Township, NJ 08234**

**Asking \$106,000.00**

PHOTO NOT AVAILABLE



**COMMENTS**

Welcome to Oak Forest — a highly sought-after 55+ community in Egg Harbor Township! Enjoy the best of offshore living in this desired mobile home community, ideally situated just minutes from Ocean City, nearby beach towns, and major highways. Convenience is at your doorstep with local favorites like Wawa, Walt's Original Primo Pizza, the Egg Harbor Township Library, and numerous parks close by. Nestled on a desirable corner lot, this charming 3-bedroom, 2-full bathroom mobile home offers comfort, space, and thoughtful design throughout. Step inside to a spacious, carpeted living room — perfect for relaxing or entertaining guests. The adjacent kitchen features an office nook complete with a built-in desk and shelving, extending from floor to ceiling. A servery window connects the kitchen to the dining area, allowing for easy interaction and added functionality. A breakfast bar beneath the window offers additional seating for casual meals or conversation. The primary bedroom is privately located on one side of the home and includes two closets with wood-paneled sliding doors, a built-in bureau, and an en-suite bath. The bathroom is cleverly divided into two sections — one with a shower and sink, and the other with a toilet and linen closet for added privacy and convenience. On the opposite side of the home, you'll find two additional carpeted bedrooms — perfect for guests, hobbies, or a home office. Both include closets with matching wood-paneled sliding doors. These rooms are separated by the second full bathroom and a hallway linen closet. A dedicated mudroom houses the washer and dryer and provides access to the back entrance. Outside, a storage shed offers plenty of room for tools, gardening supplies, or equipment. Enjoy low monthly lot rent of just \$572, which includes water, sewer, irrigation, and trash services. Don't miss your chance to own this delightful home, being sold As-Is, in a friendly, well-located 55+ community — schedule your showing today!

**PROPERTY DETAILS**

|                          |                    |               |                         |
|--------------------------|--------------------|---------------|-------------------------|
| Exterior                 | OutsideFeatures    | ParkingGarage | OtherRooms              |
| Vinyl                    | Shed               | None          | Breakfast Nook          |
|                          | Sprinkler System   |               | Dining Area             |
|                          |                    |               | Primary BR on 1st floor |
| InteriorFeatures         | AppliancesIncluded | AlsoIncluded  | Heating                 |
| Carbon Monoxide Detector | Dishwasher         | See Remarks   | Forced Air              |
| Smoke/Fire Alarm         | Dryer              |               | Gas-Natural             |
|                          | Gas Stove          |               |                         |
|                          | Refrigerator       |               |                         |
|                          | Washer             |               |                         |

# Berger Realty

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