

# Berger Realty

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Berger Realty, Inc.  
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**7 Cottonwood  
Mays Landing, NJ 08330**

**Asking \$225,000.00**



## COMMENTS

Welcome to 7 Cottonwood Ct, a beautifully maintained 3-bedroom, 2-bath home perfectly situated on a quiet cul-de-sac with one of the larger lots in the community. This property is clean, bright, and ready for its next owner to simply move in and enjoy! Step inside to find tons of upgrades throughout. Major systems have been thoughtfully updated within the last 6 years, including the hot water heater, air conditioner, and heater—providing peace of mind for years to come. One of the standout features is the enclosed porch, complete with a mini split system, allowing you to enjoy this bonus space comfortably year-round—perfect for a cozy sitting area, hobby room, or sun-filled retreat. As part of this vibrant 55+ community, your lot rent covers water, sewer, taxes, and gives you access to an impressive list of amenities including a clubhouse, swimming pool, tennis courts, and more. This home offers the perfect blend of comfort, low maintenance, and an active lifestyle. Don't miss your opportunity to make it yours!

## PROPERTY DETAILS

|                                                                                     |                                                                                                                                                                                         |                                                           |                                                                                                       |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| Exterior Vinyl                                                                      | Outside Features<br>Curbs<br>Deck<br>Porch<br>Porch Enclosed<br>Shed<br>Sidewalks                                                                                                       | Parking/Garage<br>None                                    | Other Rooms<br>Dining Room<br>Eat In Kitchen<br>Laundry/Utility Room<br>Primary BR on 1st floor       |
|  | Ask for Evelyn "Erie" Schweibinz<br>Berger Realty Inc.<br>3160 Asbury Avenue, Ocean City<br>Call: 609-399-0076<br>Email: <a href="mailto:ems@bergerrealty.com">ems@bergerrealty.com</a> | Heating<br>Gas-Natural<br>Crawl Space<br>Outside Entrance | <br>Public Sewer |
| Central                                                                             | Hot Water<br>Gas                                                                                                                                                                        | Water<br>Public                                           |                                                                                                       |



Central