

# Berger Realty

Since 1928



Berger Realty, Inc.  
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56 Hickory Ln  
Mays Landing, NJ 08330

Asking \$164,900.00



## COMMENTS

This beautiful home is situated on a large corner lot in the sought-after 55+ community of The Oaks of Weymouth—an actual split plan, with a master bedroom setup on each side of the house. Extensive work done in 2024 and 2025 makes this a move-in-ready home. One of the largest lots in the park. It features an open floor plan, a spacious kitchen, a large main bedroom with an en-suite bathroom and a generous walk-in closet, as well as another bedroom and a full bath located at the opposite end of the home. The house features a lovely front porch and a sunroom in the back. New in 2024: water heater, clothes washer, drinking water filtration system, carpets, bathroom faucet, kitchen faucet, lighting fixtures, extensive landscaping, window screens, exhaust fans, skirting, etc. The lot rent is \$525; however, it will increase once the new buyer is established. This amount includes water/sewer fees, taxes, use of the clubhouse, pool, and snow removal. The park must approve the buyer.

## PROPERTY DETAILS

|                                                                                                                                                       |                                          |                                      |                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|--------------------------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                                     | OutsideFeatures<br>Deck<br>Porch<br>Shed | ParkingGarage<br>None                | OtherRooms<br>Dining Room<br>Eat In Kitchen<br>Florida Room<br>Laundry/Utility Room<br>Primary BR on 1st floor |
| AppliancesIncluded<br>Ask for Mark Kolmer<br>Berger Realty Inc.<br>109 E 55th St., Ocean City<br>Call: 609-399-4211<br>Email to: mkj@bergerrealty.com |                                          | Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Ceiling Fan(s)<br>Central                                                                           |
| Water<br>Private                                                                                                                                      |                                          | Sewer<br>Private                     |                                                                                                                |

