

# Berger Realty

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## 19 Club House Egg Harbor City, NJ 08215

Asking \$75,000.00



### COMMENTS

Affordable Living in Mullica Woods 55+ Community! Don't miss this one—it's the lowest-priced home currently available in Mullica Woods! This residence features an open main living layout. As well as, a spacious primary bedroom with a private bath, easy-access shower and a large walk-in closet. The roof and heater were both replaced within the last ten years, providing added peace of mind. Enjoy easy access to the private backyard, which features a convenient storage shed and beautiful wooded views that change with every season. Mullica Woods is a lovely 55+ community offering a comfortable and active lifestyle. Lot rent includes water, sewer, trash and recycling pickup, and use of the pool and clubhouse. The clubhouse is available for family gatherings and hosts activities throughout each month. The home is ideally located directly across from the extra parking area and just a short distance from the pool and clubhouse—close enough for convenience yet far enough away to ensure peace and quiet. Conveniently located just 2 miles from local grocery stores, shopping, and restaurants. Only 6 miles to public golf courses and 8 miles to medical facilities. Approximately 20 miles to Atlantic City and nearby beaches, and 50 miles to Philadelphia. While the home could use some updating, it is clean, move-in ready. It is being sold in as-is condition. Buyer is responsible for all repairs and certifications required to close. Don't miss this opportunity to enjoy affordable, peaceful living in the friendly Mullica Woods community.

### PROPERTY DETAILS

| Exterior                                                                                       | ParkingGarage | InteriorFeatures         | AppliancesIncluded |
|------------------------------------------------------------------------------------------------|---------------|--------------------------|--------------------|
| <br>Private | None          | Carbon Monoxide Detector | Dryer              |
|                                                                                                |               | Smoke/Fire Alarm         | Gas Stove          |
|                                                                                                |               | Storage Walk In Closet   | Microwave          |
|                                                                                                |               | Forced Air               |                    |
|                                                                                                |               | Gas-Natural              |                    |
|                                                                                                | Sewer Private |                          |                    |

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