



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



1016 Route 9, Cape May Court House, NJ, 08210

Price \$99,900.00

#### PROPERTY DETAILS

|              |        |
|--------------|--------|
| Total Rooms  | 7      |
| Bedrooms     | 2      |
| Baths Full   | 2      |
| Baths Half   | 0      |
| Year Built   | 1985   |
| Type         | Mobile |
| Block Number | NA     |
| Listing #    | 250747 |
| Taxes        |        |

#### COMMENTS

*Shell Bay, a fan favorite for many years! Very desirable Year Round Mobile Home Park! This 2 bed, 2 bath home is conveniently located close to shopping, hospitals, & South Jersey Shore's Premier Resorts-North Wildwood, Avalon, & Stone Harbor! A few features incl. an OUTSTANDING Sunroom, in unit W&D, New Heat & Air (2024), w/ New duct work, PEX plumbing, new HWH & new floo...*

#### PROPERTY FEATURES

|                                                                   |                                                                                                                                                          |                                                                               |                                                                                                                                         |
|-------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                 | OutsideFeatures<br>Patio<br>Porch<br>Grill<br>Storage Building<br>Cable TV<br>See Remarks                                                                | ParkingGarage<br>1 Car<br>Stone Driveway                                      | OtherRooms<br>Living Room<br>Kitchen<br>Eat-In-Kitchen<br>Dining Area<br>Florida Room<br>1st Floor Primary<br>Bedroom<br>Laundry Closet |
| InteriorFeatures<br>Smoke/Fire Alarm<br>Storage<br>Vinyl Flooring | AppliancesIncluded<br>Oven<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Smoke/Fire Detector<br>Stove Propane | AlsoIncluded<br>Drapes<br>Curtains<br>Shades<br>Blinds<br>Rugs<br>See Remarks | Heating<br>Gas Propane<br>Forced Air                                                                                                    |
| Cooling<br>Central Air Condition<br>Ceiling Fan<br>Gas            | HotWater<br>Propane                                                                                                                                      | Water<br>City                                                                 | Sewer<br>City                                                                                                                           |

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