

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



17 Channel, Lower Township, NJ, 08260

Price \$288,900.00



## PROPERTY DETAILS

|              |              |
|--------------|--------------|
| Total Rooms  | 7            |
| Bedrooms     | 3            |
| Baths Full   | 1            |
| Baths Half   | 0            |
| Year Built   | 1972         |
| Type         | Manufactured |
| Block Number | 000          |
| Listing #    | 253490       |
| Taxes        |              |

## COMMENTS

Welcome to Shawcrest Community & Marina, where coastal living meets year-round convenience. This 3-bedroom, 1-bath manufactured home sits on a desirable corner lot directly facing the bay, offering unbeatable sunset views. Step inside to an eat-in kitchen and a comfortable living room, perfect for relaxing after a day on the water or the beach. Enjoy extra living space in ...

## PROPERTY FEATURES

|                                                                                          |                                                                                     |                              |                                                                                                                          |
|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                        | OutsideFeatures<br>Patio<br>Enclosed/Covered Patio<br>Screened Porch<br>Fenced Yard | ParkingGarage<br>Parking Pad | OtherRooms<br>Living Room<br>Kitchen<br>Eat-In-Kitchen<br>Florida Room<br>1st Floor Primary<br>Bedroom<br>Laundry Closet |
| AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer | AlsoIncluded<br>Furniture                                                           | Basement<br>Slab             | Heating<br>Gas Propane                                                                                                   |
| Cooling<br>Central Air Condition<br>Window Air Conditioning                              | HotWater<br>Electric                                                                | Water<br>Public              | Sewer<br>Public                                                                                                          |

## CONTACT



Ask for Jeff Haas  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-425-5115  
Email to: jsh@bergerrealty.com

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