

**16 Leaming  
Lower Township, NJ 08260**

**Asking \$175,000.00**



**COMMENTS**

If you have been thinking about owning "Your slice of the Beach Life" on Shawcrest Island. This one was worth the wait! This Immaculate 2016 Unit with 2 beds, and 1 bath, is a must see. Tons of Upgrades done in 2023. When you walk up, you will notice the nicely appointed Awnings, that are all around the property. the New Pavers go from front, all the way to the sitting area in the back. Step up on to the well constructed Vinyl, and Trex build Porch, that offers a wonderful sitting, and gathering area. There is also recessed lighting in the ceiling of the porch, perfect for when the sun goes down , and you just can't put the book down, and walk away from the bay breezes. Entering the home, There is brand new plank flooring from end to end. A nice living room, full Kitchen, with Granite Counter, for enjoying meals, and or conversation, and Cocktails. The Bathroom is upgraded as well with Granite counter and basin. The Walk in Shower offers great convenience, and grants more space. Central AC ,and heat controlled by the NEST system, means you can adjust the environment from wherever you are. The 2 Bedrooms are very roomy, and have nice sized closets, for the ever needed storage. Speaking of Storage, there is also an outside storage shed for all of the Island life necessities. the Beach and fishing gear will all have a spot to hang out. If Boating is your thing , slips can be rented from the main office. Welcome to 16 Leaming Ave that offers over \$60,000.00 in upgrades! Plus all NEW FURNITURE included ! Make your appointment today !

**PROPERTY DETAILS**

|  |  |                                      |   |
|--|--|--------------------------------------|---|
| Exterior<br>Aluminum<br>Vinyl<br>Other   | OutsideFeatures<br>Patio<br>Deck<br>Enclosed/Covered<br>Patio<br>Porch<br>Storage Building | OtherRooms<br>Living Room<br>Kitchen | InteriorFeatures<br>Smoke/Fire Alarm<br>Vinyl Flooring<br>Kitchen Island<br>Security Camera |
| AppliancesIncluded<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Smoke/Fire Detector | AlsoIncluded<br>Drapes<br>Curtains<br>Shades<br>Blinds<br>Furniture<br>Window Treatments   | Heating<br>Gas Natural<br>Forced Air | Cooling<br>Central Air Condition<br>Ceiling Fan   |
| HotWater   | Water  | Sewer                                |   |

# Berger Realty

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Gas- Natural

City

City



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