



**15 Channel**  
**Lower Township, NJ 08260**

**Asking \$239,900.00**



**COMMENTS**

Experience bay front living at a great price! This 2 bedroom property in Shawcrest Community has a direct view of the bay and is located in one of the most desirable spots on the island. An addition was added to the home, and it is currently being used as a 3rd bedroom, but it would also make for a great second living area. More importantly, the kitchen has been completely renovated over the last few years and the appliances are like new. Outside you can enjoy the fresh air and sunsets on a covered concrete patio surrounded by a fenced in yard. This is a great opportunity to get your coveted water front house at the shore at a price that is hard to find. Shawcrest is known for its breathtaking sunset views and its convenient access to the bay and marina. This community is enjoyed by residents of all ages who have the option of year-round living. It is within minutes of the famous Wildwood beaches, Wildwood boardwalk, shopping, dining, night life, Historic Cape May, and so much more. 2024 Monthly ground rent is \$905 which covers trash, sewer, water, and common grounds maintenance. There is a yearly fee of \$120 paid to Lower Twp. No additional taxes are paid. All buyers must complete an application and be approved by Shawcrest prior to submitting an offer.

**PROPERTY DETAILS**

Exterior Vinyl	Outside Features Enclosed/Covered Patio Fenced Yard	Other Rooms Living Room Kitchen Florida Room 1st Floor Bedroom	Appliances Included Range Oven Microwave Oven Refrigerator Washer Dryer
	Heating Gas Forced Air	Cooling Window Conditioning	
	Sewer Public		



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