Berger Realty
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Berger Realty, Inc.
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REALTOR

15 Channel
Lower Township, NJ 08260

Asking $259,900.00

COMMENTS

Experience bay front living in Shawcrest Community and Marina. This 2 Bedroom, one floor property has a new roof, updated plumbing, newer floors, and an updated kitchen that has new appliances and plenty of counter space. Through the large living room windows, you have a direct view of the bay and marina. The spacious addition can be used as a 3rd bedroom or bonus room and has sliding doors that lead you to a covered front patio. Outside in the fenced in yard, you will experience the most remarkable sunsets on the island. This home has been loved and well maintained for many years by the current owner but it's time for a new owner to enjoy it as much as she has. 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	OutsideFeatures	OtherRooms	AppliancesIncluded
Vinyl	Enclosed/Covered Patio	Living Room	Range
	Fenced Yard	Kitchen	Oven
		Florida Room	Microwave Oven
		1st Floor Primary Bedroom	Refrigerator
			Washer
			Dryer
			Electric Water Heater
			Dishwasher
			Air Conditioning

Ask for Mary Kuchka
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Heating	Cooling	
Gas Natural	Wall Air Conditioning	
Forced Air	Window Conditioning	

Sewer	
Public	