



**59 Avalon
Woodbine, NJ 08270**

Asking \$165,000.00



COMMENTS

Welcome to your personal retreat in the gated community of Holly Lake Resort where you OWN THE LAND! This delightful 3 bedroom, 1 bathroom home offers the perfect blend of comfort and convenience in a picturesque setting. Updated unit with vinyl wood look floors, nice kitchen with full size appliances, large Florida room, spacious deck for relaxing and great for BBQ's. Nestled in Dennis Township, this property is ideal for those seeking a serene and secure environment with top notch amenities. There is a private beach and lake, perfect for lounging, swimming, kayaking and fishing. There are two community pools, a clubhouse that offers planned activities for the whole family. A mini golf course, basketball courts, horseshoes, shuffleboard and more. Located just a short drive from local shops, dining, and entertainment, this home at Holly Lake Resort offers the best of both worlds a tranquil retreat with easy access to modern conveniences. A 15 minute ride to the Avalon Beaches, 20 minutes to Wildwood and The Boardwalk and only 40 minutes to Atlantic City. Condo fees of only \$1600 per year (paid quarterly) and under \$1300 in taxes. Condo fee includes water/sewer, trash and leaf pick up and common area maintenance. Holly Lake Resort is open May 1st. to December 1st. but owners may "visit" December through February and use the bathhouse with hot and cold running water. There is also a common laundry facility on premise. Don't miss out on this rare opportunity to own a piece of paradise in Dennis Township. Schedule your private tour today and start making unforgettable memories in your new home! *Property is being sold in "as is" condition. *Seller is a licensed real estate salesperson in the State of New Jersey.

PROPERTY DETAILS

Parking: On-Street
 Ask for Cynthia Henes
 Berger Realty Inc.
 109 E 55th St., Ocean City
 Call: 609-399-4211
 Email to: cah@bergerrealty.com
 Heating: Gas Propane, Forced Air
 Cooling: Other
 Other Rooms: Living Room, Kitchen, Eat in Kitchen, Storage Space
 Appliances Included: Range, Refrigerator



Water: Well
Sewer: Septic