

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**71 South Lake  
 Marmora, NJ 08223**

**Asking \$350,000.00**



**COMMENTS**

Lakefront living is now available, and the spectacular views DO NOT DISAPPOINT!!! Take advantage of this rare opportunity. Welcome to 71 South Lake, your completely updated oasis at the Jersey Shore. This two-bedroom, 1 bathroom beach cottage is located in the highly sought after community of Bayberry Cove Resort. Just two miles to Ocean City beaches. This is seasonal living from April 1st through October 31st, and you own the land, no ground rent here!!!! This beach cottage has been renovated with the finest finishes and is move in ready. Totally turnkey. The sunroom was just refinished with drywall, new floors, new windows, new sliding door, new paint and new siding. There's a newer kitchen with Corian countertops, beautiful white shaker cabinets and a view to you can't beat! The updated bathroom boasts a tile shower stall for easy in and out use. The whole home has been freshly painted and there are three mini splits to keep you cool in summer and warm in the Fall. The seller also added an on-demand hot water heater for your convenience. The larger size composite deck is covered with a beautiful awning and is just waiting for you to kick back, relax and take the beauty in while you indulge in your new lake front home with your own private beach. Bayberry Cove offers many exciting events every year for the members and their families, from Christmas in July to Halloween in August. Card games, bingo, crafts and movies nights and the 4th of July Bike Parade, just to name a few traditions. You don't just buy the home you buy into one of the best kept secrets at the Jersey Shore. This home will not last! Call for your tour today and start turning your dream of owning a shore home into a reality!

**PROPERTY DETAILS**



Outside Features: Deck  
 Inside Features: 2 Car Garage  
 Appliances Included: Refrigerator, Oven, Smoke/Fire Detector  
 Also Included: Partial Furniture  
 Email to: ncw@bergerrealty.com  
 Call: 609-399-0076

Other Rooms: Kitchen



Cooling Split

Hot Water On Demand

Water Private

Sewer Private