



**63 Ferren**  
**Rio Grande, NJ 08242**

**Asking \$89,900.00**



**COMMENTS**

Discover Edgewood Village, a desirable 55+ mobile home community in Rio Grande. Ideally situated just minutes from many Jersey Shore points, this location offers the perfect year-round or seasonal residence for snowbirds. This home features 2 bedrooms, 1 fully remodeled bathroom, an updated kitchen, new flooring, and fresh paint throughout. Enjoy a cozy enclosed porch with a gas fireplace and the convenience of an outdoor shed for extra storage. The flat roof was sealcoated last summer, ensuring added comfort and peace of mind. Applicants must qualify for Park Approval, and the current lot rent is \$600/month. Call today to schedule a tour!

**PROPERTY DETAILS**

OutsideFeatures Enclosed/Covered Patio	ParkingGarage Parking Pad 1 Car	OtherRooms Living Room Eat-In-Kitchen	InteriorFeatures Fireplace- Gas
AppliancesIncluded Range Refrigerator Dryer	AlsoIncluded Blinds	Basement Crawl Space	Heating Gas Natural Forced Air
Cooling Ceiling Fan	HotWater Electric	Water Private	Sewer Private



Ask for Tom Melchionni  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: tom@bergerrealty.com

