

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

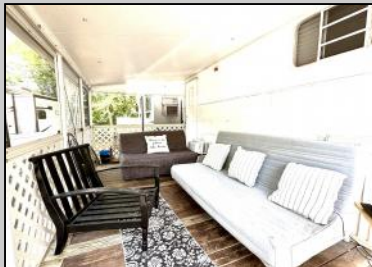


oc17@BergerRealty.com



709 Route 9  
Cold Spring, NJ 08204

Asking \$20,000.00



## COMMENTS

Less than 3 miles to Cape May or Wildwood!! Wonderful opportunity to own this 2001 Holiday Rambler at Cape Island Resort. 2024 Season already Paid in Full!! Solid Deck and Storage Shed. Fully Furnished! Owners at Cape Island Resort have access to 2 pools and a baby pool, coin-operated laundry facilities, club house with a game room and arcade, playground, sports courts, mini golf, a picnic pavilion, a convenience store and ice cream store. This resort is a gated community with 24-hour security guards. A short drive to both Historic Cape May with it's beautiful beaches, fantastic restaurants, and shopping or to Wildwood with it's free beaches, award winning boardwalk, and amusement piers. The annual fee is \$9,300 which includes water, sewer, trash and recycling. No property taxes! Cape Island is open seasonally from May 1st until October 31st.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	AppliancesIncluded	AlsoIncluded
Deck	2 Car	Oven	Drapes
Screened Porch		Microwave Oven	Curtains
In Ground Pool		Refrigerator	Blinds
		Stove Propane	Rugs
			Furniture

Heating

Cooling

HotWater

Water

Central Air Condition

Propane

Public

Wish for Matthew Galownia

Berger Realty Inc

1670 Boardwalk, Ocean City

Call: 609-391-0500

Email to: gmj@bergerrealty.com

