

**755 Route 9
North Cape May, NJ 08204**

Asking \$198,000.00



COMMENTS

Cape May Landing is the place to be! If you're searching for a centrally located 55+ year-round community, your search ends here. This charming two-bedroom, one-bath home has been refreshed and is move-in ready. It's ideally located just a short drive from Cape May's beaches, the Delaware Bay, breweries, wineries, restaurants, and more. Whether you're looking for year-round living or a quick weekend retreat, this home has you covered. The small sized stack able washer and dryer should fit in one of the closets but you would need to add plumbing and electric. (buyers responsibility to measure and confirm) The property features newer central A/C and natural gas heating, a community swimming pool, and access to nearby beaches and boardwalks. The home includes a spacious stone parking area and a storage shed for your outdoor gear. Please note, this is a mobile home with a leased lot, not owned. The monthly lot fee of \$455 covers water, trash removal, park road maintenance, common areas, snow removal, street lighting, pool showers and mail services. Prospective tenants should consult with the landlord before signing any sale agreement prepared by an attorney to ensure qualification and approval by the park. Additional information, including the tenant application, park rules and regulations, and financing details, can be found in the associated documents. Contact us today to schedule your appointment!

PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Patio Porch Storage Building In Ground Pool	ParkingGarage 2 Car Stone Driveway	OtherRooms Living Room Kitchen Dining Area 1st Floor Primary Bedroom
InteriorFeatures Laminate Flooring Vinyl Flooring	AppliancesIncluded Range Oven Microwave Oven Refrigerator Smoke/Fire Detector	AlsoIncluded Window Treatments	Basement Crawl Space Outside Entrance
Heating Gas Natural	Cooling Central Air Condition Ceiling Fan	HotWater Electric	Water Public

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



Sewer
City



Ask for George Cash
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: gbc@bergerrealty.com

