

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

**Asking \$188,000.00**



**COMMENTS**

We have a pool! and a bike ride to Cape May is where you will find Cape May Landing which 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 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. Need to do your laundry a small sized stack able washer and dryer should fit in the closets but you would need to add plumbing and electric. (buyers responsibility to measure and confirm) 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! Motivated seller.

**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

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Sewer  
City



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