



**754 Lillypond
Erma, NJ 08204**

Asking \$108,000.00



COMMENTS

Experience year-round living in this peaceful 55+ community, conveniently situated between The Wildwoods and Cape May. This charming 2-bedroom, 1-bath home in Cape Meadows features a spacious, covered screened porch the living room has two pull out sofas in the large living room. A storage shed in the driveway accommodates all your beach gear, and there's parking space for two cars. The home comes with living room and rear bedroom furniture included. The monthly rent is \$495, covering lawn care, snow removal, and trash and recycling pickup. Quarterly water costs are approximately \$76.18. The community is pet-friendly, allowing one pet per unit. Cape Meadows offers walking paths, well-maintained roads, convenient parking pads, natural gas, and city water and sewer services. The best part? No property taxes! Ideal for those looking to enjoy their retirement, this community provides a hassle-free lifestyle with a long-term land lease covering land rent, trash, and snow removal. Say goodbye to lawn maintenance and enjoy the convenience of nearby shopping and boating opportunities. Plus, you're just minutes from the sandy beaches of Cape May and Wildwood. Don't miss this wonderful opportunity! Call today to schedule a viewing—it's simple to arrange, and this could be the beginning of your tranquil, low-maintenance lifestyle. The lot spans from street to street, and potential tenants should consult with the landlord to ensure they meet park qualifications. The home is a 1986 Liberty model, Supra 1254 2BCFK.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Screened Porch	Parking Pad	Living Room
	Storage Building	2 Car	Eat-In-Kitchen
			1st Floor Primary
			Bedroom
			Laundry Closet
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceilings	Range	Blinds	Crawl Space
Wall to Wall Carpet	Oven	Partial Furniture	Outside Entrance
Laminate Flooring	Microwave Oven	Window Treatments	
Vinyl Flooring	Refrigerator		
	Smoke/Fire Detector		
	Stove Natural Gas		
Heating	Cooling	HotWater	Water
Gas Natural	Ceiling Fan	Electric	City

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