

**754 Lillypond  
Erma, NJ 08204**

**Asking \$110,000.00**



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

# Berger Realty

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City



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