

**4100 Route 9 S #96**  
**Rio Grande, NJ 08242**

**Asking \$225,000.00**



**COMMENTS**

This is a great opportunity for anyone looking for a vacation home near the beach. Located in the gated Cape Shore Resorts community, it's just minutes away from the salty air and sand. This 2019 unit features two bedrooms and one and a half bathrooms, offering a cozy yet comfortable living space. The open floor plan seamlessly connects the living room, dining area, and kitchen, making it an ideal setting for entertaining guests or simply relaxing with family. The fully fenced, paved yard offers both privacy and convenience, providing a fantastic outdoor space for gatherings or soaking up the sun. Backing up to the wooded area this home provides a scenic and serene view. The outdoor shower is a convenient feature for rinsing off after a day at the beach, helping to keep the interior clean. A storage shed is also included, perfect for organizing beach toys, bikes, or other outdoor equipment. The rent covers water, sewer, trash removal, property taxes, coin-operated laundry facilities, and maintenance of common areas, including professional pool cleaning. Community amenities include three swimming pools, bocce ball, a basketball court, a playground, picnic areas, a stocked fishing lake, and a charming gazebo. Move in ready, this home is fully furnished! While occupancy is somewhat restricted from November to March, this is one of the few communities that offers weekend access and the option for extended stays during major holidays. All applicants must undergo a credit and background check and are required to sign an annual lease with a monthly fee of \$640.

**PROPERTY DETAILS**

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| Exterior<br>Vinyl  | OutsideFeatures<br>Patio<br>Porch<br>Grill<br>Fenced Yard<br>Storage Building<br>Cable TV<br>Outside Shower<br>See Remarks | ParkingGarage<br>2 Car<br>Assigned Parking | InteriorFeatures<br>Skylight<br>Storage<br>Laminate Flooring<br>Kitchen Island |
| AppliancesIncluded<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Stove Propane | AlsoIncluded<br>Curtains<br>Blinds<br>Rugs<br>Partial Furniture  | Heating<br>Gas Propane<br>Forced Air       | Cooling<br>Central Air Condition<br>Ceiling Fan                                |
| HotWater   | Water  | Sewer                                      |  |

# Berger Realty

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