

# Berger Realty

Since 1928



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



4100 Route 9 S Unit 18  
Rio Grande, NJ 08242

Asking \$187,500.00



## COMMENTS

This is an incredible opportunity for anyone seeking a private escape at Cape Shore Resorts! Perfect space with two bedrooms and two full bathrooms. The living room, dining room, and kitchen is ideal for entertaining guests or enjoying quality time with family. Or step out to the two-tier paved patio with pergola creating a wonderful outdoor space for gatherings. The outdoor shower is a fantastic addition for rinsing off after a beach day, helping to keep the interior tidy. Moreover, the storage shed is perfect for organizing beach toys, bikes, and other outdoor equipment for easy access. The HVAC system is only one year old, offering the added benefit of enhanced efficiency for both heating and cooling. This home comes fully furnished and is ready for anyone looking for a great opportunity to own a property in Cape Shore Resorts. Rent includes water/sewer, trash removal, property taxes, coin operated laundry facilities, and common area grounds maintenance including professional pool cleaning. Community amenities include three swimming pools, bocce ball, a basketball court, playground, picnic area, a stocked fishing lake, and a charming gazebo. Occupancy is somewhat restricted from November to March, one of the only communities with weekend access and the option for extended stays during major holidays. All applicants are subject to a credit check and background check and are required to sign an annual lease with a monthly fee of \$640.00. \*Property is sold as is where is, seller will make no repairs\*

## PROPERTY DETAILS

|                                                     |                                                       |                                                              |                                                                                       |
|-----------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                   | OutsideFeatures<br>Storage Building<br>Outside Shower | ParkingGarage<br>2 Car<br>Assigned Parking<br>Stone Driveway | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen                                   |
| AppliancesIncluded<br>Range<br>Oven<br>Refrigerator | AlsoIncluded<br>Furniture                             | Heating<br>Gas Propane                                       |  |
| HotWater<br>Electric                                | Water<br>City                                         | Sewer<br>City                                                |                                                                                       |