



**4100 Route 9 S #60
Rio Grande, NJ 08242**

Asking \$219,600.00



COMMENTS

Discover this delightful two-bedroom, 1.5-bathroom unit in the highly desirable Cape Shore Resorts, the perfect vacation retreat just minutes from the beach! The open-concept layout effortlessly blends the living room, dining area, and kitchen, creating an inviting space for entertaining or relaxing with loved ones. Recently updated with fresh paint, a new roof, brand-new front and back doors, upgraded flooring, a fully remodeled kitchen, and a renovated bathroom, this home is move-in ready. The fully fenced, paved yard offers privacy and convenience, providing an ideal outdoor area for gatherings or sunbathing. An outdoor shower adds the perfect touch for rinsing off after a day at the beach, keeping the interior clean. A storage shed is included, perfect for stowing away beach gear, bikes, or other outdoor equipment, ensuring easy organization. Plus, the home comes with a battery-operated golf cart to make navigating the community a breeze. This turnkey property comes partially furnished, offering an excellent opportunity for those seeking a ready-to-move-in beach getaway. Monthly rent covers water/sewer, trash removal, property taxes, coin-operated laundry, and upkeep of the common areas, including professional pool cleaning. The community boasts amazing amenities such as three swimming pools, bocce ball, a basketball court, a playground, picnic areas, a stocked fishing lake, and a charming gazebo. Occupancy is typically limited from November to March, but this community offers weekend access and extended stays during major holidays. All applicants must pass a credit and background check and sign an annual lease with a monthly fee of \$640.00.

PROPERTY DETAILS

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

Berger Realty

• Since 1928 •



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



HotWater
Electric

Water
Private

Sewer
Private



Ask for John Sweeney
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jjjs@bergerrealty.com

