

**517 Southwest Blvd #6
Buena Borough, NJ 08326**

Asking \$254,900.00



COMMENTS

Liberty Village II is a POPULAR NEWER 55 and older Active Adult Land lease Community! Located in the heart of Buena, halfway between the shore and Philadelphia. Enjoy care free living in this unique customized expanded 2 years young Liberty Model which includes a spacious living room, kitchen, morning room, 2 full bathrooms on the main floor in addition to many modern amenities such as a kitchen island, arched hallway entrances, custom trim package with crown molding and wall shadow boxes and wide plank flooring along with Central AC & Gas heat. This spacious factory built home was customized by adding 4 feet to the entire back of the home which increased its standard size from 1,120 sq ft to approx. 1467 sq ft!-*please see documents section*This upgrade massively increased the 2 bedrooms on the main floor while simultaneously transforming the normal standard unfinished second floor attic space into the two customized, separate rooms that one can utilize now! Both rooms were upgraded during the building process by adding electric, which consist of wall switches, light fixtures, and receptacles, in addition to insulated walls and 2 window air conditioning units. Main difference between the rooms is that one room can be used as a guest area for visitors/family or a study because of being carpeted and walls being constructed with modern wall paneling, while the other can still be utilized as a large storage area. Beauty of the two rooms being updated with additional insulation is that the first floor of the home also maintains more consistent temperatures throughout the day, which adds to living comfort experience. All Appliances are included with this home in addition to an expanded concrete driveway when the home was built. Last but not least the home is prepped for a whole home generator and junction box for future solar to be installed in which the park owner/builder can accommodate! Land lease fee includes taxes, water, sewer, landscaping, grass cutting and club house privileges. Home Sale Contingent on Sellers Securing Suitable Housing. Make this your home today, won't last long!

PROPERTY DETAILS

| | | | |
|---|---|-------------------------|--|
| Exterior Vinyl | OutsideFeatures Patio Porch Shed Sprinkler System | ParkingGarage None | OtherRooms Den/TV Room Eat In Kitchen Laundry/Utility Room Pantry Storage Attic |
| InteriorFeatures Kitchen Center Island Smoke/Fire Alarm Walk In Closet | AppliancesIncluded Dishwasher Dryer Gas Stove | Basement Crawl Space | Heating Forced Air Gas-Natural |

Berger Realty

• Since 1928 •



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



| | | | |
|----------------|--------------|--------|--------------|
| | Microwave | | |
| | Refrigerator | | |
| | Washer | | |
| Cooling | HotWater | Water | Sewer |
| Ceiling Fan(s) | Electric | Public | Public Sewer |
| Central | | | |
| Window Units | | | |



Ask for Theresa Maina
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: tam@bergerrealty.com

