

**291 Pebble Beach  
Mays Landing, NJ 08401**

**Asking \$164,500.00**



SJSRMLS

**COMMENTS**

\*\*\*IMPROVED PRICE, FRESHLY PAINTED & EASY TO SHOW\*\*\* Sellers had carpets professionally cleaned and are motivated to close as soon as you're ready! This 2BR, 2Ba Model that features a spacious layout with vaulted ceilings is perfect for entertaining or when the kids visit! This well loved home feels like two properties in one. The front of the home includes 1 Bedroom, 1 Bath, a Living Room and an enormous walk in storage closet. Progressing towards the back of the property you'll find a full size dining room that leads into the generously sized kitchen outfitted with more cabinets than you'll probably need! From there you can access the Master Bedroom and ADA accessible Master Bath that together features a walk in closet, an ample storage closet and a linen closet. Also accessible from the kitchen is a sunny Breakfast Nook with plenty of room for a 6 person table and a rear living room/den with sliding doors to go to the full size covered deck where you'll surely relax as you overlook the Golf Course. Entertaining will not be an issue in this home and you'll have the parking to offer your friends and family with an extended driveway that easily accommodates 3 vehicles. This property has been recently upgraded with a new tankless hot water heater and new flooring in the laundry room and master bathroom. Fairways is an active 55+ Community that includes access to a Gym, Pool, Billiards Room, Library/Business Center and a Community Room that keeps a packed schedule of holiday parties, game nights and social events for all residents to enjoy! Not to mention this Community offers Quiet Enjoyment in a Convenient Location - you'll only be minutes away from AtlantiCare, Rothman Institute, plenty of retail shopping, grocery stores, pharmacies, movie theater, restaurants and easy access to the AC Expressway as well as only a short drive away to Atlantic City, Ocean City and other shore points. Purchase is STRICTLY AS-IS. Buyers must complete the approval application and will enter into a land lease at closing.

**PROPERTY DETAILS**

|                   |                    |               |                         |
|-------------------|--------------------|---------------|-------------------------|
| Exterior          | OutsideFeatures    | ParkingGarage | OtherRooms              |
| Vinyl             | Curbs              | None          | Breakfast Nook          |
|                   | Deck               |               | Den/TV Room             |
|                   | Sidewalks          |               | Dining Room             |
|                   | Sprinkler System   |               | Great Room              |
|                   |                    |               | Laundry/Utility Room    |
|                   |                    |               | Primary BR on 1st floor |
| InteriorFeatures  | AppliancesIncluded | AlsoIncluded  | Heating                 |
| Cathedral Ceiling | Dishwasher         | Blinds        | Electric                |
| Skylight(s)       | Disposal           |               |                         |
| Smoke/Fire Alarm  | Dryer              |               |                         |

# Berger Realty

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