

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

**Asking \$184,900.00**



SJSRMLS

**COMMENTS**

Immerse yourself into the meticulously maintained 55+ Community that is The Fairways in this move in ready 2BR, 2Ba Model that features a spacious layout perfect for entertaining or when the grandkids 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 As-Is for building only, land is owned by the HOA. Buyers must complete the approval application and will enter into a land lease at closing.

**PROPERTY DETAILS**

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

# Berger Realty

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