

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



31 Stanton Ave  
Egg Harbor Township, NJ 08234

Asking \$134,900.00



## COMMENTS

**HURRY!!!** This meticulously maintained manufactured home is ready and just waiting for it's new owner to move right in! Set at the back of a one-way street in the park, this 2 bedroom, 2 full bath home has a great open layout with vinyl flooring, primary bedroom with large closets and private full bath, secondary bedroom and another full bath in the hallway and laundry room with back door. The exterior has vinyl siding and railings, a large deck on the front and a second set of steps off the back door. There is a concrete parking pad for two cars. The monthly lot fee is currently \$790 (to be confirmed by park) includes taxes, snow removal, water and sewer. There is gas heat and central air conditioning in this 2023 model. Appliances include stainless steel stove, dishwasher and refrigerator. Can't beat the location just seconds to Parkway access, shopping and transportation! VACANT and easy to show! (The park has requirements concerning credit score, employment, etc. Please visit Harbor Crossings website for more information.

## PROPERTY DETAILS

|  |                         |                       |                                       |
|--|-------------------------|-----------------------|---------------------------------------|
| Exterior<br>Vinyl                                  | OutsideFeatures<br>Deck | ParkingGarage<br>None | InteriorFeatures<br>Cathedral Ceiling |
| AppliancesIncluded<br>Dishwasher<br>Electric Stove | Heating<br>Gas-Natural  | Cooling<br>Central    | Water<br>Public                       |



Ask for Phillip Bellucci  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: pjb@bergerrealty.com

