



**262 Pebble Beach Drive  
Mays Landing, NJ 08330**

**Asking \$249,900.00**



#### COMMENTS

This immaculately kept 3 BD 2 full bath Saint Andrews model located on the 8th hole is the perfect home for you to downsize in. Located in the desirable Fairways Active 55+ adult community, this is a must see. The EIK has a large center island overlooking the dining room and living room with a fireplace. There is hardwood flooring throughout. A new roof was installed in 2021, along with the HVAC and HWH being replaced in 2018. All of the appliances were upgraded in 2020. The windows have also been replaced. The Master BD has his and her closets and its own private full bath. There is plenty of storage space which includes a pull-down attic in the garage and walk in closets. You also have a very nice enclosed in porch overlooking the golf course. There are many amenities which include the clubhouse, indoor swimming pool and a gym. Buyers must be approved by Hometown America. The new lot rent will be \$1153.75 per month. Financing available to qualified buyers. Contact Priority Funding at (774)319-3138. Close to shopping, public transportation and fine dining. Located within 20 minutes to the beaches and Jersey shore. Seller can accommodate a quick closing.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	One Car	Den/TV Room
	Deck	Attached Garage	Dining Area
	Porch	Auto Door Opener	Eat In Kitchen
	Sidewalks		Great Room
	Sprinkler System		Laundry/Utility Room
			Pantry
			Storage Attic
			Primary BR on 1st floor
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Burglar Alarm	Blinds	Crawl Space
Kitchen Center Island	Dishwasher	Curtains	
Security System	Dryer		
Storage	Electric Stove		
Smoke/Fire Alarm	Microwave		
Walk In Closet	Refrigerator		
	Self Cleaning Oven		
	Washer		

# Berger Realty

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