



103 Cumberland Ave  
 Estell Manor, NJ 08319

Asking \$125,000.00



### COMMENTS

Charming Seasonal Park Model Home in Lazy River Condo Association. Escape to this serene retreat in the heart of nature! Nestled in lush woods, this beautiful park model home offers privacy, tranquility, and modern comforts in the highly desirable Lazy River Condo Association. The community is built around a pristine, spring-fed lake, offering stunning views and a peaceful atmosphere. Property Features: 2 Bedrooms, 1 Bathroom, Spacious Screened Porch: Extending the full width of the home, this freshly re-screened and painted space is perfect for relaxing or entertaining while enjoying the surrounding nature. Includes custom winter boards for added protection during the colder months. Bright, Open Living Space: A sunlit living room flows seamlessly into the eat-in kitchen, creating a warm and inviting space. Outdoor Living at Its Best: Fully equipped outdoor kitchen with a propane grill, refrigerator, flat-top griddle, and sink (not connected). Generous yard featuring a large shed with electricity and a new roof, plus three spacious storage containers for all your needs. Parking: Ample space for two vehicles. Community Perks: Enjoy the benefits of this well-maintained community, where low HOA fees cover water, sewer, access to the pool, gazebo, and a community/game room. Residents can revel in the lakefront views and laid-back lifestyle with seasonal living from April 1 to October 31, and off-season stays permitted up to 21 days per month. Extras Included: Refrigerator on the porch. Golf cart with new batteries negotiable for added convenience and fun. Whether you're searching for a peaceful nature escape, a seasonal home, or a perfect balance of comfort and charm, this property has it all. Don't miss your chance to make it your own!

### PROPERTY DETAILS

Outside Features	Parking	Garage	Heating
Porch Screened	None		Electric
Shed			

3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076

Water	Sewer
Private	Private



Ask for Leon Grisham  
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