

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



443 6 th  
Galloway Township, NJ 08205

Asking \$55,000.00



## COMMENTS

Beautiful and Spacious RV located in the year round Shady Pines MH & RV Resort convenient to everything. 2016 Sandpiper model, 41.6 x 12.6 RV with 3 bump outs with permanent roofs. Large side deck w/screened in porch. Newer Luxury Vinyl Planked Floors, Fireplace, 2 ceiling fans, all custom furniture, All appliances included, TV included, 2 custom couches, skirting under RV, 2 portable air conditioners, Stainless Steel Refrigerator with ice maker, RV Custom King Size bed, center island w/sing, washer and Dryer in Bedroom closet, Large Full size shower, Storage in shed, off street parking for 1 vehicle, Amenities in Park Include: Swimming Pool with Sundeck, Clubhouse with Billiards table, Fitness center, Dog Park, Laundry Facilities, and Social Events each month. Pets are permitted with restrictions, New Owners must complete application and be approved by Shady Pines MH & RV Resort to rent the lot. Year round Annual fee is \$875.00 per/month . Lot fees being increased to \$921.00 per/mth effective April 1, 2025. Tenant pays for electric and Gas, Association pays for water/sewer trash, and WiFi (basic package) Check out Shady Pines information in Documentation field. Any additional questions can be answered by park manager Sara @ 609.652.1516.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
See Remarks	Deck	None	Breakfast Nook
Vinyl	Pool-In Ground		Eat In Kitchen
	Porch Screened		Pantry
			Heating
			Gas-Propane
			Water
			Public



Ask for James Gray  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jgh@bergerrealty.com

