



**6156 Robin Dr  
Mays Landing, NJ 08330**

**Asking \$350,000.00**



#### COMMENTS

Nestled in the peaceful Hamilton Pointe community, this 3-bedroom, 2.5-bathroom home offers 1,737 sq. ft. of thoughtfully designed living space. On the main level, you'll find a bright living room, a formal dining room, and a kitchen with a convenient pantry. The spacious family room is a highlight, featuring a wood-burning fireplace and two skylights that fill the space with natural light. Step through the sliding glass doors to a large patio, perfect for entertaining, within a fully fenced backyard. Shed is included for extra storage. Upstairs, the home offers three sizable bedrooms which includes a primary suite with a private bathroom and a large closet. A second full bathroom serves the two additional bedrooms. The mud/laundry-room connects directly to the garage, adding practicality and convenience to your daily routine. This property comes with several great perks, including Leased Sunnova Solar panels to help lower your energy bills. Appliances such as the dishwasher, refrigerator, washer, dryer, alarm system, video cameras and irrigation system are all included. Hamilton Pointe residents enjoy a range of community amenities, including a tot lot/playground, tennis/pickleball courts, and dog waste stations for pet owners. The home is also conveniently located near shopping, dining, and recreational options, making it an ideal choice for comfortable and convenient living. This home is being sold as-is, with HOA documents, the seller's property disclosure, and the solar lease contract available for review. Buyer is responsible for all inspections, certifications and repairs including any appraisal, lender or municipal repairs. Agent is related to seller. More photos are coming soon. Showings can be scheduled on Monday or Tuesday from 11am-2pm and Saturday or Sunday 10am-2pm. Thank you.

#### PROPERTY DETAILS

|                             |                     |               |   |
|-----------------------------|---------------------|---------------|---|
| Exterior                    | OutsideFeatures     | ParkingGarage | OtherRooms                                    |
| Vinyl                       | Fenced Yard<br>Shed | One Car       | Dining Room<br>Laundry/Utility Room<br>Pantry |
| InteriorFeatures            | AppliancesIncluded  | Basement      | Heating                                       |
| Carbon Monoxide<br>Detector | Dishwasher<br>Dryer | Crawl Space   | Forced Air<br>Gas-Natural                     |
| Cathedral Ceiling           | Gas Stove           |               |   |
| Skylight(s)                 | Refrigerator        |               |   |
| Smoke/Fire Alarm            | Washer              |               |   |
| Cooling                     | HotWater            | Water         | Sewer   |
| Ceiling Fan(s)              | Gas                 | Public        | Public Sewer                                  |

# Berger Realty

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