



**150 Troon**  
**Hamilton Township, NJ 08330**

**Asking \$185,000.00**



### COMMENTS

Looking for an investor! Please call agent for details! 55+ The Fairways is a quaint community of homes that has a clubhouse that offers a pool, game room, gym, library, billiard room and a calendar full of activities for home owners. This is 100% an AS-IS sale. The only known issue is the sub-floor in between the hallway bath and laundry room will need replacement. The only carpeting is in the 2 bedrooms. There are 2 bedrooms, 1 hallway full bathroom and an en-suite in the primary bedroom. All of the appliances including the hot water heater are between 1-5 years old and the HVAC is serviced twice a year by Ambien Comfort. (See seller disclosure) The driveway fits at-least 3 cars and there is an attached storage space. No taxes - Lot Rent is \$920 and the buyer must be approved by The Fairways credit/back ground check. Call agent directly with questions!

### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Porch Shed Sidewalks	See Remarks	Den/TV Room Dining Area Eat In Kitchen Laundry/Utility Room Primary BR on 1st floor
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Gas-Natural	Disposal Dishwasher Dryer Gas Stove Microwave Refrigerator Washer	Blinds	Crawl Space
	Call for Lori McCluskey Berger Realty Inc 109 E 55th St., Ocean City Call 609-399-4211 Email Lori@bergerrealty.com		
	Cooling Central	Water Public	Public Sewer

