



**150 Troon  
 Hamilton Township, NJ 08330**

**Asking \$185,000.00**



SJS/MLS

**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 Vinyl	OutsideFeatures Porch Shed Sidewalks	ParkingGarage See Remarks	OtherRooms Den/TV Room Dining Area Eat In Kitchen Laundry/Utility Room Primary BR on 1st floor
InteriorFeatures Gas-Natural	AppliancesIncluded Disposal Dishwasher Dryer Gas Stove Microwave Refrigerator Washer	AlsoIncluded Blinds	Basement Crawl Space



Ask for Steven Spangler  
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Public Sewer