

Berger Realty

Since 1928



Berger Realty, Inc.
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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/background check. Call agent directly with questions!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Porch	See Remarks	Den/TV Room
	Shed		Dining Area
	Sidewalks		Eat In Kitchen
			Laundry/Utility Room
			Primary BR on 1st floor
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
	Disposal	Blinds	Crawl Space
	Disposal		
	Dryer		
	Gas Stove		
	Microwave		
	Refrigerator		
	Self-Heating Oven		
	Washer		
	Cooling	Water	
	Central	Public	
Gas-Natural			Public Sewer



Ask for Steven Spangler
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