

**706 Sugar Bush  
Mays Landing, NJ 08330**

**Asking \$172,900.00**



SJSRMLS

#### COMMENTS

A Serene Community awaits its new owner to Meadowbrook Condos. A Second Floor Unit is now available for sale and has just undergone a facelift, featuring new flooring and fresh paint, making it ready for a new owner to enjoy this community. This charming condo boasts 2 bedrooms and 1 bathroom, offering clean, comfortable living space for its residents. Meadowbrook offers several amenities that enhance the living experience of its residents. During the summer season, you can relax and unwind at the community pool, which is open for enjoyment. The condo is conveniently located next to Hamilton Township's sport fields, known as Underhill Park, which provide ample opportunities for outdoor activities. Additionally, Underhill Park features a playground, making it an ideal location for families within the community. The condo fee is reasonable and includes several essential services: • Gas Central Heat • Water & Sewer • Snow Removal • Irrigation of Grounds • General Common Area Maintenance Residents are responsible for their electricity bills, which cover the central air conditioning, stove, and heating of hot water. There is a stacked washer/dryer in the kitchen as well as all essential appliances for a homeowner's comfort. For those who value staying connected, the Meadowbrook Community is wired for Verizon Fios and Xfinity internet/TV services, ensuring residents have access to high-speed internet for work and entertainment. This condo offers a great opportunity to live in a serene environment while still being close to essential amenities for shopping and recreational facilities. The community has reasonably close proximity to Atlantic City and all Jersey Shore points, as well as being close to the Expressway and Parkway, making it easy to travel to Philly or NYC. This garden style second floor walk up is affordably priced for those just starting out or for someone wanting to downsize to a more manageable living space. The Woodburning fireplace has not been used by any tenants over past 10 years. The Association requires all fireplaces be inspected and cleaned prior to use due to Insurance regulations. Conventional or USDA financing is available. No Short Term leases are permitted in the community. Yearly leases only. 2 indoor cats are permitted and owners may have a dog up to a certain size as noted in the Condo Rules. (Attached in Assoc Docs) Don't let this one go without checking it out!

#### PROPERTY DETAILS

Exterior Shingle Vinyl	ParkingGarage None	OtherRooms Dining Area	InteriorFeatures Fireplace(s)
Heating Forced Air Gas-Natural	Cooling Central Electric	HotWater Electric	Water Public Water

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



See Remarks

Sewer  
Public Sewer



Ask for Brent Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [bak@bergerrealty.com](mailto:bak@bergerrealty.com)

