

# Berger Realty

Since 1926



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

info@bergerrealty.com



39 Channel, Shawcrest Mobile Home Park & Marina, Lower Township, NJ, 08260

Price \$495,000.00



### PROPERTY DETAILS

|              |              |
|--------------|--------------|
| Total Rooms  | 7            |
| Bedrooms     | 3            |
| Baths Full   | 2            |
| Baths Half   | 0            |
| Year Built   | 2023         |
| Type         | Manufactured |
| Block Number | 99999        |
| Listing #    | 241902       |
| Taxes        | 999999.00    |

### COMMENTS

Welcome to your dream WATERFRONT coastal retreat! This BRAND NEW 3-bedroom, 2-bathroom home in Shawcrest Island community is a haven for boating enthusiasts and shore lovers alike. Just minutes from the vibrant Wildwood boardwalk, pristine beaches, and exquisite dining, this home offers the ultimate in convenience and leisure. You can see and feel the quality when you step...

### PROPERTY FEATURES

|   |  |                                       |   |
|---|--|---------------------------------------|---|
| Exterior<br>Vinyl   | OutsideFeatures<br>Patio<br>Porch<br>Storage Building<br>Cable TV  | ParkingGarage<br>Parking Pad<br>1 Car | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Laundry/Utility Room<br>1st Floor Primary<br>Bedroom |
| InteriorFeatures<br>Fireplace- Gas<br>Smoke/Fire Alarm<br>Walk in Closet<br>Wall to Wall Carpet<br>Vinyl Flooring<br>Kitchen Island | AppliancesIncluded<br>Range<br>Oven<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Smoke/Fire Detector<br>Stove Natural Gas<br>Stainless steel appliance | AlsoIncluded<br>Blinds<br>See Remarks | Basement<br>Crawl Space<br>Outside Entrance   |
| Heating<br>Gas Natural<br>Forced Air  | Cooling<br>Central Air Condition<br>Ceiling Fan  | HotWater<br>Electric                  | Water<br>City   |

Sewer  
City

### CONTACT

# Berger Realty

Since 1926



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

info@bergerrealty.com



39 Channel, Shawcrest Mobile Home Park & Marina, Lower Township, NJ, 08260

Price \$495,000.00



### PROPERTY DETAILS

|              |              |
|--------------|--------------|
| Total Rooms  | 7            |
| Bedrooms     | 3            |
| Baths Full   | 2            |
| Baths Half   | 0            |
| Year Built   | 2023         |
| Type         | Manufactured |
| Block Number | 99999        |
| Listing #    | 241902       |
| Taxes        | 999999.00    |

### COMMENTS

Welcome to your dream WATERFRONT coastal retreat! This BRAND NEW 3-bedroom, 2-bathroom home in Shawcrest Island community is a haven for boating enthusiasts and shore lovers alike. Just minutes from the vibrant Wildwood boardwalk, pristine beaches, and exquisite dining, this home offers the ultimate in convenience and leisure. You can see and feel the quality when you step...

### PROPERTY FEATURES

|   |  |                                       |   |
|---|--|---------------------------------------|---|
| Exterior<br>Vinyl   | OutsideFeatures<br>Patio<br>Porch<br>Storage Building<br>Cable TV  | ParkingGarage<br>Parking Pad<br>1 Car | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Laundry/Utility Room<br>1st Floor Primary<br>Bedroom |
| InteriorFeatures<br>Fireplace- Gas<br>Smoke/Fire Alarm<br>Walk in Closet<br>Wall to Wall Carpet<br>Vinyl Flooring<br>Kitchen Island | AppliancesIncluded<br>Range<br>Oven<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Smoke/Fire Detector<br>Stove Natural Gas<br>Stainless steel appliance | AlsoIncluded<br>Blinds<br>See Remarks | Basement<br>Crawl Space<br>Outside Entrance   |
| Heating<br>Gas Natural<br>Forced Air  | Cooling<br>Central Air Condition<br>Ceiling Fan  | HotWater<br>Electric                  | Water<br>City   |

Sewer  
City

### CONTACT



**Ask for Carole Lelli**  
**Berger Realty Inc**  
**109 E 55th St., Ocean City**  
**Call: 609-412-1340**  
**Email to: [cli@bergerrealty.com](mailto:cli@bergerrealty.com)**

Scan to see Property page.



**Ask for Carole Lelli**  
**Berger Realty Inc**  
**109 E 55th St., Ocean City**  
**Call: 609-412-1340**  
**Email to: [cli@bergerrealty.com](mailto:cli@bergerrealty.com)**

Scan to see Property page.

