

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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 Vinyl	OutsideFeatures Patio Porch Storage Building Cable TV	ParkingGarage Parking Pad 1 Car	OtherRooms Living Room Dining Room Kitchen Laundry/Utility Room 1st Floor Primary Bedroom
InteriorFeatures Fireplace- Gas Smoke/Fire Alarm Walk in Closet Wall to Wall Carpet Vinyl Flooring Kitchen Island	AppliancesIncluded Range Oven Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Smoke/Fire Detector Stove Natural Gas Stainless steel appliance	AlsoIncluded Blinds See Remarks	Basement Crawl Space Outside Entrance
Heating Gas Natural Forced Air	Cooling Central Air Condition Ceiling Fan	HotWater Electric	Water City

### CONTACT

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### CONTACT



**Ask for Ken Sedberry Jr.**  
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Scan to see Property page.



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