

# **\$85,863 - 1405 Farrell Ave #237, CHERRY HILL**

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MLS® #NJCD2094926

**\$85,863**

1 Bedroom, 1.00 Bathroom, 560 sqft

Residential on 0.03 Acres

CHERRY HILL MOBILE HOME PARK,  
CHERRY HILL, NJ

SELLER IS OFFERING AN END OF SUMMER SPECIAL SALE ON THIS BRAND NEW UNIT! IF YOU BY IT IN THE MONTH OF AUGUST THE BUYER OF THIS UNIT WILL RECEIVE A \$2000 COUPON TO HOME DEPOT FOR A NEW WASHER AND DRYER !! AS SOON AS THEY DELIVER THE UNITS THE PARK MANAGEMENT WILL INSTALL THEM FOR THE LUCKY BUYER!!!

Newest little corner of heaven for the single owner or couple just starting out - occupancy for 2 -this unit has all that one could want in a new home for less than \$87, 000 !!! it comes with a step-saver kitchen with a handsome stainless steel farm sink with high faucet and racks, a hardwood cutting board & stainless attachments for the gourmet chef, the range is gas (propane) and comes with a built in microwave with exterior venting, a full-sized dishwasher for fast and easy clean-up, and a stainless fridge with top freezer and an interior ice maker. At the end of the cooking area is a dining area suitable for a table of 4. The bathroom provides a walk-in shower with glass doors and vinyl sheet flooring. The laundry area is conveniently located outside of the bedroom just and just a few steps from the bathroom so the bathroom and the bedroom will be easy to keep tidy! The unit has gas (propane) heat and Central Air. The lights are recessed throughout, and the large windows throughout create a bright and cheery atmosphere within. just bring your



possessions and settle into this adorable unit.

PLEASE NOTE: there is a lot rent for this unit of \$870/mo which includes Taxes, Sewer&water charges, CCMUA, and trash and recycling pickup by the township. **DON'T MISS OUT ON THIS GREAT VALUE !!!** All purchases in Cherry Hill Mobile Home Park are conditioned upon being approved by the park management for the buyer's gross income (minimum of \$2610), credit score minimum of 650, and debts cannot exceed 40% of the income, including the lot rent and any loan payment used to purchase the unit. Pets are permitted only one per household with restrictions as to size and breed in accordance with ADA.

Built in 2025

### Essential Information

|                |                          |
|----------------|--------------------------|
| MLS® #         | NJCD2094926              |
| Price          | \$85,863                 |
| Bedrooms       | 1                        |
| Bathrooms      | 1.00                     |
| Full Baths     | 1                        |
| Square Footage | 560                      |
| Acres          | 0.03                     |
| Year Built     | 2025                     |
| Type           | Residential              |
| Sub-Type       | Manufactured             |
| Style          | Traditional, Single Wide |
| Status         | Active                   |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1405 Farrell Ave #237        |
| Area        | Cherry Hill Twp (20409)      |
| Subdivision | CHERRY HILL MOBILE HOME PARK |
| City        | CHERRY HILL                  |
| County      | CAMDEN-NJ                    |
| State       | NJ                           |



|              |                 |
|--------------|-----------------|
| Municipality | CHERRY HILL TWP |
| Zip Code     | 08002           |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Stall Shower, Bathroom - Walk-In Shower, Built-Ins, Carpet, Washer/Dryer Hookup   |
| Utilities | Electric Available, Cable TV Available, Propane, Sewer Available, Water Available |
| View      | Street                                                                            |

### Interior

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Appliances   | Exhaust Fan, Built-In Microwave, Built-In Range, Icemaker, Water Heater, Dishwasher |
| Heating      | Forced Air                                                                          |
| Cooling      | Central A/C                                                                         |
| # of Stories | 1                                                                                   |
| Stories      | 1 Story                                                                             |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Vinyl Siding                                                           |
| Exterior Features | Exterior Lighting                                                      |
| Lot Description   | SideYard(s)                                                            |
| Windows           | Double Hung, Double Pane, Energy Efficient, Low-E, Screens, Vinyl Clad |

### School Information

|          |                                     |
|----------|-------------------------------------|
| District | CHERRY HILL TOWNSHIP PUBLIC SCHOOLS |
|----------|-------------------------------------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 144            |
| Zoning         | RESIDENTIAL    |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | BHHS Fox & Roach - Haddonfield |
|----------------|--------------------------------|

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