

# **\$85,000 - 1405 Farrell Ave #341, CHERRY HILL**

MLS® #NJCD2099622

**\$85,000**

2 Bedroom, 1.50 Bathroom, 784 sqft

Residential on 0.04 Acres

CHERRY HILL MOBILE HOME PARK,  
CHERRY HILL, NJ

BACK ON THE MARKET - BUYER GOT COLD FEET!!!2025 GREAT VALUE--- BEST PRICE IN THE PARK FOR THIS MODEL !! CHECK OUT THIS NEW PRICE! COME see this well appointed 2 bedroom , 1 1/2 baths, 2024 Manufactured home!! Still looks NEW and is offered at a price that can't be beat for all the features ! New carpeting in the living room, kitchen with stainless steel appliances including gas (propane) range, microwave and dishwasher are brand new and refrigerator is approx 22 months old. Main Bathroom has a handsome walk-in 5' stall shower with glass barn doors and the 2nd Bd has it's own half bath. This unit is situated on a premium lot with it's own driveway as well as on-street parking on Park Blvd for all your friends and family when they visit. NOTE: There is a lot rent paid monthly of \$870 which includes, Taxes, sewer, water, CCMUA and trash and recycling pickup . There is a 2 step process for applying to the Park who will review income - (must be a minimum of \$2610), credit score of at least 650 plus amount paid for existing debts , and assets enough to purchase the unit CASH or Conventional (10 % - 15% down) if financing) as well as finance payment per month plus lot rent amount added to monthly debts. Total monthly debts plus loan and lot rent not to exceed 40% of gross income per month. All persons over 18 who will reside in the unit must complete an application and pay the \$50



application fee. The Park Management reviews the applications and documentation for acceptability . NO OFFERS WILL BE ACCEPTED UNTIL THE PARK MANAGEMENT HAS APPROVED THE APPLICANT. This is an owner Occupied Park only no investors or rentals permitted...whoever buys the unit must live in the unit. Incomes can not be blended in order to qualify. Pets are permitted one per household with weight and breed restrictions as per the ADA. THIS IS AN "AS IS" ESTATE SALE AND ALL REPAIRS BUYER CONSIDERS NEEDED ARE THE RESPONSIBILITY OF THE BUYER.

Built in 2024

**Essential Information**

|                |                          |
|----------------|--------------------------|
| MLS® #         | NJCD2099622              |
| Price          | \$85,000                 |
| Bedrooms       | 2                        |
| Bathrooms      | 1.50                     |
| Full Baths     | 1                        |
| Half Baths     | 1                        |
| Square Footage | 784                      |
| Acres          | 0.04                     |
| Year Built     | 2024                     |
| Type           | Residential              |
| Sub-Type       | Manufactured             |
| Style          | Traditional, Single Wide |
| Status         | Active                   |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1405 Farrell Ave #341        |
| 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          Bathroom - Walk-In Shower, Shades/Blinds, Washer/Dryer  
Utilities           Cable TV Available, Electric Available  
Parking            Concrete Driveway

**Interior**

Interior Features   Floor Plan-Open  
Appliances          Built-In Microwave, Built-In Refrigerator, Oven-Double, F  
Heating             Forced Air  
Cooling              Central A/C  
# of Stories          1  
Stories               1 Story



**Exterior**

Exterior            Asbestos, Vinyl Siding  
Exterior Features   Street Lights  
Lot Description    Level  
Windows           Double Hung, Double Pane, Energy Efficient, Low-E, Screens  
Roof                Asbestos Shingle

**School Information**

District            CHERRY HILL TOWNSHIP PUBLIC SCHOOLS

**Additional Information**

Date Listed        August 9th, 2025  
Days on Market    79  
Zoning             RESIDENTIAL

**Listing Details**

Listing Office      BHHS Fox & Roach - Haddonfield

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Listing information last updated on October 26th, 2025 at 7:30pm EDT