

# Berger Realty

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107 Avalon  
Townbank, NJ 08204

Asking \$599,000.00



## COMMENTS

Welcome to 107 Avalon Road. A charming home nestled in a desirable Town Bank neighborhood just 2 blocks from the Delaware Bay Beaches. Step onto the front porch and imagine rustic rocking chairs and flowerpots filled with summer blooms. Inside you will admire the rich hardwood floors and a colorful pallet. The living room is quaint and perfect for quiet evenings with an adjacent kitchen complete with butcher block countertops, cabinet lighting and all appliances. The back of the home offers a spacious living-dining space great for entertaining friends. There are 3 well appointed bedrooms, 1 full bathroom and a laundry closet. The home is situated on a rustic 100x100 lot with a 2 car garage and an outside shower. The home has a new HVAC system installed in 2023. The home offers a perfect blend of eclectic style and comfort with an amazing location!

## PROPERTY DETAILS

|                                   |                                                                                                                           |                                                         |                                                                                                                           |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                 | OutsideFeatures<br>Porch<br>Cable TV                                                                                      | ParkingGarage<br>2 Car<br>Detached<br>Concrete Driveway | OtherRooms<br>Living Room<br>Kitchen<br>Recreation/Family<br>Dining Area<br>Storage Attic<br>1st Floor Primary<br>Bedroom |
| InteriorFeatures<br>Wood Flooring | AppliancesIncluded<br>Range<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Smoke/Fire Detector<br>Stove Electric | Basement<br>Crawl Space                                 | Heating<br>Gas Natural                                                                                                    |
| Cooling<br>Central Air Condition  | HotWater<br>Gas- Natural                                                                                                  | Water<br>City                                           | Sewer<br>City                                                                                                             |

