

# Berger Realty

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Ocean City, NJ 08226  
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107 Avalon  
Townbank, NJ 08204

Asking \$635,000.00



## 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 2024. The home offers a perfect blend of eclectic style and comfort with an amazing location!

## PROPERTY DETAILS

Exterior Vinyl	Outside Features Porch Cable TV	Parking/Garage 2 Car Detached Concrete Driveway	Other Rooms Living Room Kitchen Recreation/Family Dining Area Storage Attic 1st Floor Primary Bedroom
			Heating Gas Natural
			Sewer City



Central Air Condition

Appliances: Range, Microwave, Oven, Refrigerator, Washer  
Ask for Lauren Criscenti  
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Email to: [lrc@bergerrealty.com](mailto:lrc@bergerrealty.com)  
Smoke/Fire Detector  
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