



**806 Saint Andrews  
Swainton, NJ 08210**

**Asking \$600,000.00**



## COMMENTS

An excellent affluent community awaits you. The Links at Avalon is a townhouse community uniquely positioned along the fairways of New Jersey's distinguished Avalon Golf Club. As you enter, please take a moment to enjoy the open floor plan. Think of how it lends itself to be able to adapt to your desire of how you would like to use the space. The wood like looking floors have been recently upgraded in the past few years. The kitchen patio door opens to the patio so you can relax while having your morning coffee. Peacefully you can sit and overlook the wooded area. With so many cabinets and newer kitchen appliances, you can just cook away. Being open to the family, you can enjoy the fireplace and the conversation from anyone in the family room. More amenities include the new tankless hot water heater, new HVAC system, new balcony and door off of the master bedroom and an updated bath. All the bedrooms are on the 2nd floor. There is additional guest parking in close proximity. You are close to all the Jersey shore's famous beaches, boardwalks and town centers. Whatever you are looking for, 2nd home or year-round home, you can just move in and can immediately enjoy your new townhome. Take time to set up an appointment today; you will be glad that you did!

## PROPERTY DETAILS

|               |          |                      |                          |
|---------------|----------|----------------------|--------------------------|
| Unit Features | Parking  | Other Rooms          | Appliances Included      |
| Fireplace     | Garage   | Living Room          | Range                    |
|               | Attached | Dining Room          | Microwave Oven           |
|               |          | Kitchen              | Refrigerator             |
|               |          | Recreation/Family    | Washer                   |
|               |          | Breakfast Nook       | Dryer                    |
|               |          | Laundry/Utility Room | Dishwasher               |
|               |          |                      | Central Air Conditioning |



Ask for Leon Grisbaum  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City

Call: 609-399-0076  
Heating Cooling  
Gas/Electric: Central Air

Sewer  
Public

