

# Berger Realty

Since 1928



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114 Avalon  
Townbank, NJ 08204

Asking \$499,900.00



## COMMENTS

Picture perfect two bedroom ranch located just two short blocks to the Delaware Bay in the highly coveted area Townbank! No stone was left unturned...this home offers a spacious living room, fully equipped eat-in kitchen with custom wood cabinets, granite counter tops, tile backsplash, and stainless-steel appliances. The full bathroom has a new vanity, toilet, shower surround, glass door and tile floor. The living room and bedrooms have wood floors, and the kitchen and bathroom floors are tiled. There is cedar shake impression vinyl siding and new windows. The yard is fenced in. There is a brick patio in the rear yard and an outdoor shower. A brand new mini split heat and air conditioning system shall be installed May 2025. Best of all this home is a solid income producer and can be a turnkey rental for the next homeowner. The leases can be cancelled for the buyer who wants total usage for themselves.

## PROPERTY DETAILS

|                       |                    |                   |                |
|-----------------------|--------------------|-------------------|----------------|
| Exterior              | OutsideFeatures    | ParkingGarage     | OtherRooms     |
| Vinyl                 | Patio              | Concrete Driveway | Living Room    |
|                       | Fenced Yard        |                   | Eat-In-Kitchen |
|                       | Storage Building   |                   | Storage Attic  |
|                       | Outside Shower     |                   | Laundry Closet |
|                       | Security Camera    |                   |                |
| InteriorFeatures      | AppliancesIncluded | Basement          | Heating        |
|                       | Range              | Crawl Space       | Electric       |
|                       | Stainless Steel    |                   | Baseboard      |
|                       | Microwave          |                   | Split          |
|                       | Oven               |                   |                |
|                       | Refrigerator       |                   |                |
|                       | Washer             |                   |                |
|                       | Dryer              |                   |                |
|                       | Disposal           |                   |                |
|                       | Stove Electric     |                   |                |
|                       | Stainless steel    |                   |                |
|                       | appliance          |                   |                |
| Cooling               | HotWater           | Water             | Sewer          |
| Central Air Condition | Electric           | City              | City           |
| Split                 |                    |                   |                |



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