

# Berger Realty

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

