

# 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	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
	Refrigerator		
	Washer		
	Dryer		
	Stove Electric		
	Stainless appliance		
	HotWater	Water	Sewer
	Electric	City	City
	Cooling		
	Central Air Condition		
	Split		



Asker: Leon Grisbaum  
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