

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



114 Avalon  
Townbank, NJ 08204

Asking \$484,900.00



## 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 stained cedar shake 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 sellers can help the next homeowner get the ball rollign for themselves.

## PROPERTY DETAILS

Exterior Wood	OutsideFeatures Patio Fenced Yard Storage Building Outside Shower Security Camera	ParkingGarage Concrete Driveway	OtherRooms Living Room Eat-In-Kitchen Storage Attic Laundry Closet
------------------	--	------------------------------------	--

## InteriorFeatures



AppliancesIncluded  
Range  
Stainless Steel  
Microwave Oven  
Refrigerator  
Washer  
Dryer  
Dishwasher  
Stove Electric  
Stainless  
appliance

Basement  
Crawl Space

Heating  
Electric  
Baseboard  
Split

Call: 609-391-1330  
Email: pjb@bergerrealty.com



Cooling Central Air Condition Split	HotWater Electric	Water City	Sewer City
---	----------------------	---------------	---------------