



440 21st  
Avalon, NJ 08202

Asking \$1,395,000.00



#### COMMENTS

You can move right into this beautifully appointed, centrally located townhome! Highlights include easy access (just 5 steps off the ground), off-street parking for up to 3 vehicles, the wide-open floor plan with the entire first floor dedicated to the Living/Kitchen/Dining Area, two floors of living to enhance privacy, a HUGE deck with an awning, a beautifully renovated interior and the quiet, park-n-walk location! The inviting, modern interior is in move-in condition, and the property is being sold furnished and accessorized with the exception of artwork and the owners' personal items. This is a very nice, quiet neighborhood that's only a short walk into town. Under \$1,949,000, this is the only townhome for sale that's part of a duplex, with the other townhomes being part of a larger condo association. This is the south unit of a Front/Back duplex and therefore it offers 3 distinct benefits: (1) the Floor Plan allows you to have the entire width of the south half of the building and thus a noticeably wider, larger Living/Kitchen/Dining Area, (2) privacy while relaxing on the large deck, which overlooks Barry Road (much less traveled than a typical street), and furthermore, you aren't looking directly at anyone else's primary deck; and (3) there's no one above or below this unit! Easy to show - owner occupied, this is not a rental property. There are no condo fees! The owners share the insurance cost, and this unit's share of that cost is \$1,300 per year. The owners also split the cost of water/sewer, which is about \$700 per year for this unit.

#### PROPERTY DETAILS

| UnitFeatures    | ParkingGarage  | OtherRooms     | AppliancesIncluded  |
|-----------------|----------------|----------------|---------------------|
| Kitchen Island  | 3 Car          | Kitchen        | Range               |
| Hardwood Floors | Stone Driveway | Eat In Kitchen | Oven                |
|                 |                | Dining Area    | Microwave Oven      |
|                 |                | Great Room     | Refrigerator        |
|                 |                |                | Washer              |
|                 |                |                | Dryer               |
|                 |                |                | Dishwasher          |
|                 |                |                | Disposal            |
|                 |                |                | Smoke/Fire Detector |
|                 |                |                | Stainless Steel     |
|                 |                |                | Appliance           |
| AlsoIncluded    | Heating        | Cooling        | HotWater            |
| Furniture       | Electric       | Central Air    | Electric            |
|                 | Baseboard      | Ceiling Fan    |                     |
|                 | Heat Pump      |                |                     |

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Water  
City

Sewer  
City



Ask for Ellen L. Senft  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [els@bergerrealty.com](mailto:els@bergerrealty.com)

