



**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 owner's 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		

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