

**106 Race Track  
Townbank, NJ 08204**

**Asking \$899,000.00**



**COMMENTS**

Built in 2016 and impeccably maintained, this 4-bedroom, 2-bath custom home offers quality construction, privacy, and coastal charm just moments from the Delaware Bay renowned for its stunning sunsets, and a short drive to Historic Cape May. Lush surrounding vegetation creates a serene, secluded setting. Inside, the first floor features nine-foot ceilings, rising to eleven and twelve feet in the family room, where a remote-controlled vent-free gas fireplace adds instant ambiance. Thoughtful details include solid wood baseboards, curved wall corners, and individually piped hot and cold water fixtures. The kitchen boasts pull-out cabinet and pantry organizers and newer appliances, washer, dryer, and refrigerator all replaced within the past two years. French doors lead to a spacious screened-in porch with its own gas fireplace, perfect for enjoying the outdoors in any season. The primary suite includes a large bathroom with a walk-in shower and direct access to the back deck, creating the perfect flow between the hot tub and shower for convenience and privacy. An oversized, insulated two-car garage offers generous storage, and above the laundry room is a heated and air-conditioned bonus space of approximately 575 sq. ft. (not included in the main square footage), complete with nearby plumbing for future expansion. Outdoor amenities elevate the lifestyle: a natural gas grill, large hot tub, and hot/cold outdoor shower. Built for durability, the home includes hurricane strapping, coastal grade "Vindow" windows, insulated garage doors, and a cement slab crawl space. Energy efficiency features include a tankless on-demand water heater and dual-zone HVAC systems. This home is move-in ready and thoughtfully built to last. Open House: Saturday, October 4, 2025, | 10:00 AM – 12:00 PM

**PROPERTY DETAILS**

|                                                          |                                                                                                                  |                                                                                       |                                                                                                                                                        |
|----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Shingle                                      | OutsideFeatures<br>Deck<br>Screened Porch<br>Grill<br>Fenced Yard<br>Cable TV<br>Outside Shower<br>Whirlpool/Spa | ParkingGarage<br>Garage<br>2 Car<br>Attached<br>Auto Door Opener<br>Concrete Driveway | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Den/TV Room<br>Eat-In-Kitchen<br>Pantry<br>Laundry/Utility Room<br>1st Floor Primary<br>Bedroom |
| InteriorFeatures<br>Cathedral Ceilings<br>Fireplace- Gas | AppliancesIncluded<br>Range<br>Oven                                                                              | AlsoIncluded<br>Curtains<br>Shades                                                    | Basement<br>Crawl Space                                                                                                                                |

# Berger Realty

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