

715 21st
Avalon, NJ 08202

Asking \$1,795,000.00



COMMENTS

Opportunity Knocks! Act now! This is your chance to own a three-story, 5-bedroom townhome offering three very distinctive features: (1) the option to install a private pool, which is a huge benefit! A pool is typically an amenity reserved for the newer or brand-new townhomes, and those townhomes sell in the \$3,000,000 range; (2) bay views from the Living Area, the Master Bedroom, and from the front & rear decks! The bay view from the Living Area and the street-side deck results from an uncommon condition where a pool has recently been installed on the bayfront building lot located directly across the street, so there's no home built on the site, which would block the view; and (3) this is by far the lowest price for a three-story townhome in all of Avalon & Stone Harbor - the next lowest price is \$3,399,000! The Five-bedroom Floor Plan offers plenty of space for family, friends and entertaining. At the ground level, the attached garage provides welcome, convenient storage for a golf cart, beach gear & more! The fenced rear yard is the perfect setting for those summertime BBQs, kids playing, your pets, and/or the installation of your brand-new pool! The First-Floor features 2 Bedrooms, 1 Bathroom and a Laundry Closet. The Second Floor offers a large Great Room, 1 Bedroom and 1 Bathroom. The bay view, bright southern exposure, cathedral ceiling, extensive use of glass and a gas fireplace all combine to create a bright & airy, inviting Living Area! A sliding door provides convenient access to the large bay view deck and opens the path for the refreshing, prevailing summer breeze! The Kitchen features Frigidaire Gallery Series stainless steel appliances, plenty of counter space plus a center island with seating for three. The Third Floor offers two bedrooms and one bathroom. The Master Bedroom is tucked-away in the rear and features a high ceiling and a sliding door, which provides access to the spacious bay view deck! This is a fantastic neighborhood with lots of camaraderie among the owners. Given the distinctive features, act now and you'll be glad that you did! The property is sold furnished and accessorized, so you can move right in and begin enjoying! NO condo fees, owners split insurance cost for the building. This unit's Annual share of the insurance cost is \$3,481.

PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	Garage	Living Room	Oven
Kitchen Island	Attached	Kitchen	Microwave Oven
Cathedral Ceiling	Concrete Driveway	Eat In Kitchen	Refrigerator
Foyer		Dining Area	Washer
Tile Floors		Great Room	Dryer
			Dishwasher
			Smoke/Fire Detector
			Stainless Steel

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