



1007 Augusta  
Swainton, NJ 08210

Asking \$629,000.00



#### COMMENTS

WELCOME HOME TO 1007 AUGUSTA COURT conveniently located on a private cul-de-sac (NO thru traffic) in the premium south end of the Links at Avalon. Featuring AMAZING GOLF COURSE AND WATER VIEWS, this recently updated Vassar model townhome has been impeccably cared for and lovingly maintained – it's ready for YOU! Upon entering this property you're welcomed into a spacious living room that flows into the formal dining room which then continues into a cozy family room with a gas fireplace and soaring cathedral ceilings that allows for copious natural light and easy access to the adjoining open concept kitchen with breakfast counter. An attached one car garage, interior utility closet and a guest powder room completes the first floor. Sliding doors from the kitchen leads to the outdoor oversized paver patio that overlooks a very tranquil back yard setting with golf course and water feature views. The perfect setting to enjoy the scenery of the changing seasons, an evening barbecue or mid-day lunch with family and friends! At just over 2,000 square feet of total living space the second floor offers 3 spacious bedroom, 2 ½ bathrooms and a full laundry room. The owner's suite with private master bath includes a jetted tub and is complemented by an adjoining deck that overlooks the pond and beautiful golf course view; the front bedroom also has a sun-filled porch, perfect for your morning brew. Recent improvements include a completely repainted interior - walls & cabinetry- all trim and ceilings in a modern palette perfect for your customized décor, elegant oak hardwood flooring throughout, a new staircase that leads to the spacious second floor and all new stainless steel kitchen appliances. The sellers of this lovingly cared for townhome are including a Home Warranty on all appliances including the HVAC system and the Water Heater.

#### PROPERTY DETAILS

| UnitFeatures      | ParkingGarage     | OtherRooms           | AppliancesIncluded        |
|-------------------|-------------------|----------------------|---------------------------|
| Fireplace         | Auto Door Opener  | Living Room          | Range                     |
| Kitchen Island    | Garage            | Dining Room          | Self-Clean Oven           |
| Hardwood Floors   | Parking Pad       | Kitchen              | Microwave Oven            |
| Cathedral Ceiling | 1 Car             | Den/TV Room          | Refrigerator              |
|                   | Attached          | Laundry/Utility Room | Washer                    |
|                   | Concrete Driveway | Storage Space        | Dryer                     |
|                   |                   |                      | Dishwasher                |
|                   |                   |                      | Disposal                  |
|                   |                   |                      | Smoke/Fire Detector       |
|                   |                   |                      | Stainless Steel Appliance |

AlsoIncluded

Heating

Cooling

HotWater

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City



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