



**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

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



Blinds

Gas Natural
Forced Air

Central Air
Ceiling Fan

Gas

Water
City

Sewer
City



Ask for Mary Kuchka
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: mk@bergerrealty.com

