

**H-12 Franklin  
Linwood, NJ 08221**

**Asking \$310,000.00**



**COMMENTS**

Welcome to Unit H-12 at the Village of Linwood! This second-floor unit boasts vaulted ceilings, ensuring no neighbors above you for added peace and privacy. Step inside to discover brand new upgraded carpets throughout, lending a fresh and inviting ambiance. Enjoy the luxury of not one, but two balconies, perfect for soaking up the sunshine or savoring a morning coffee. The spacious living room and dining area combination feature a charming wood burning tile surround fireplace with a mantle, creating a cozy focal point for gatherings. Retreat to the master bedroom suite, complete with vaulted ceilings, ceiling fan, and a walk-in closet fitted with room-darkening shades. The attached full bathroom offers tile floors and a convenient walk-in shower for added comfort and style. Prepare meals with ease in the open galley kitchen, equipped with Formica and marble tile countertops, along with Whirlpool stainless steel appliances. just by the kitchen, the laundry area includes a full-size stackable washer and dryer, as well as ample storage space and a convenient area for hanging clothes. The second bedroom features a large walk-in closet and ceiling lighting, providing both functionality and comfort. The second bathroom is also beautifully tiled and includes a bathtub for relaxation after a long day. This vibrant 55+ community offers an array of amenities, including a swimming pool, tennis and pickleball courts, and shuffleboard, ensuring plenty of opportunities for recreation and socializing. The community clubhouse serves as a hub for activities and gatherings. Conveniently located just a minute's drive from Ocean City, Margate, AC, and Ventnor's beaches and boardwalks, residents can easily access the area's attractions. Additionally, Central Square and a variety of shops and restaurants are within walking distance, adding to the convenience and charm of this exceptional community. Chimney and fireplace have been certified and confirmed the fireplace has never been used!

**PROPERTY DETAILS**

Exterior Wood	ParkingGarage None	OtherRooms Dining Area Great Room Laundry/Utility Room	InteriorFeatures Cathedral Ceiling(s) Fireplace(s) Master Bath Pets Allowed Walk in/Cedar Closet Wall to Wall Carpet
Heating Forced Air Gas-Natural	Cooling Central	HotWater Gas	Water Public Water

# Berger Realty

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