

**115 Balfour Ave  
Linwood, NJ 08221**

**Asking \$649,000.00**



**COMMENTS**

Gold Coast location! Very desirable neighborhood featuring this lovely home awaiting its new buyers. 2 story entry welcomes you to the sitting room/living room and updated kitchen w/granite counters and new SS appliances. Sunken dining room with large breakfast bar which also has access to the backyard. Dining room leads to additional family room with full bath and closet. If needed, could be used as a 4th bedroom with access to the yard. Upper level features 3 bedrooms, the Master suite has a beautiful Master bath with a large tiled shower, jacuzzi tub, a large walk-in closet and 2 addl closets. Full hall bath for the other 2 bedrooms which are a great size. Lower level features a den with wood stove, (Sellers have never used this it will be "AS IS"), a sauna and the laundry area. Nicely maintained with upgrades throughout which include, hardwood floors on the first and second floor, beautiful plantation shutters, 2 new Anderson sliding glass doors, 200 series perma-shield, 2 panel active stationary doors, the roof is approx. 10 years old and the HWH is approx. 7 years old. Outside features include new composite decking, lush landscaping, vinyl fencing and a fire pit. Great house with a unique floor plan. Could be a perfect set up for extended family or an in law suite. Close to the Jersey shore and beaches, fine dining and shopping. Easy to show, make your appointment today!

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Deck Fenced Yard	ParkingGarage Attached Garage Three or More Cars	OtherRooms Breakfast Nook Den/TV Room Dining Room Eat In Kitchen Laundry/Utility Room Pantry Primary BR on 1st floor Recreation/Family
InteriorFeatures Carbon Monoxide Detector Kitchen Center Island Security System Smoke/Fire Alarm Storage Walk In Closet Whirlpool	AppliancesIncluded Dishwasher Dryer Gas Stove Microwave Refrigerator Washer	AlsoIncluded Blinds	Basement Crawl Space

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Heating  
Forced Air  
Gas-Natural  
Multi-Zoned  
See Remarks

Cooling  
Central  
Multi-Zoned

HotWater  
Gas

Water  
Public

Sewer  
Public Sewer



Ask for Ildar Baygeldin  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [ieb@bergerrealty.com](mailto:ieb@bergerrealty.com)

