

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

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