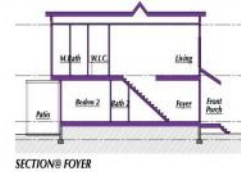


### 36 Creek Linwood, NJ 08221

Asking \$859,000.00



EAST UNITS



EAST-FRONT ELEV



EAST-RIGHT ELEV



EAST-REAR ELEV



EAST-LEFT ELEV

#### COMMENTS

Potential Incentives: Get a 2% rate reduction for the first two years (from today's rate of 7%) with our seller paid buydown program! At completion of buydown period, your interest rate will adjust to 7% (using the above example of today's 7% rate). This is subject to lender approval and buyer qualification. Example: Year 1-5%, Year-2 6% Year-3 7% Sellers may have the ability to include an \"55 AGE RESTRICTED\" building consisting of units 31-36 to qualify for a possible 5-year tax abatement. ASK ABOUT POTENTIAL 5 YR TAX ABATEMENT! Welcome to the Residences at Patcong Creek! Where Luxury Meets Tranquility in the Heart of Linwood, NJ. Unmatched Location nestled in the quaint town of Linwood, NJ, The Townhomes offer unparalleled access to both natural beauty and urban convenience. Just minutes away from the vibrant coastal community of Ocean City, & Margate. Residents can enjoy the best of both worlds: serene, creekside living and the excitement of beachside activities. The Community and Lifestyle is more than just a place to live; it's a lifestyle. The community features: Scenic Views Overlooking the tranquil Patcong Creek, these homes offer stunning westward views from the Pavilion on Premise, perfect for watching breathtaking sunsets. Close proximity to fine dining, shopping, recreational facilities, and major highways, ensuring you are never far from what you need. Step into a world of elegance and comfort. These townhomes are designed to cater to those who appreciate the finer things in life. Whether you're looking for a serene retreat or a vibrant coastal lifestyle, you'll find it here. Reserve Your New Home Today! Don't miss the opportunity to own one of these extraordinary townhomes.

#### PROPERTY DETAILS

|                          |                     |                  |                      |
|--------------------------|---------------------|------------------|----------------------|
| Exterior                 | OutsideFeatures     | ParkingGarage    | OtherRooms           |
| See Remarks              | Curbs               | Attached Garage  | Breakfast Nook       |
| Vinyl                    | Deck                | Auto Door Opener | Dining Area          |
|                          | Patio               | Two Car          | Eat In Kitchen       |
|                          | Paved Road          |                  | Laundry/Utility Room |
|                          | Porch               |                  |                      |
|                          | Sidewalks           |                  |                      |
|                          | Sprinkler System    |                  |                      |
| InteriorFeatures         | AppliancesIncluded  | Basement         | Heating              |
| Carbon Monoxide Detector | Dishwasher Disposal | Crawl Space      | Forced Air           |
| Kitchen Center Island    | Dryer               |                  | Gas-Natural          |
| Smoke/Fire Alarm         | Gas Stove           |                  |                      |
| Storage                  | Microwave           |                  |                      |

# Berger Realty

• Since 1928 •



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