



**104 Van Sant  
Linwood, NJ 08221**

**Asking \$899,000.00**



**COMMENTS**

Location and layout - say no more! 104 Van Sant Avenue, nestled directly along Linwood's renowned bike path, has absolutely everything you'd want in a home. As you approach, the curb appeal abounds. A beautiful front yard with a horseshoe driveway leads you inside to the main floor where you'll be met by a two story, open living room and an upgraded kitchen perfect for entertaining and feeding the entire family. Right off the kitchen is a generously sized butler's pantry to keep all of your kitchen gadgets out of the way. To the right of the great room is an entirely separate wing, with two bedrooms, two new, full baths and a separate living area. Perfect for multi-generational living or for anyone who cannot use stairs. Don't miss the space for your home office! Rounding out the main floor is a one car garage, plenty of closet space and a lovely powder room. You will not be disappointed once you head upstairs to find two sizable bedrooms connected by a large Jack-and-Jill bath and upper level laundry room. Head down the hall to the massive, private primary bedroom suite featuring a balcony overlooking the backyard, large bathroom and a walk-in closet the size of most people's bedrooms. Speaking of the backyard, it is sprawling - plenty of room to build a custom pool and add a swingset! Upgrades galore in this home, including kitchen appliances, kitchen backsplash, custom closets, main level full bathrooms, flooring in the downstairs bedroom wing and throughout the upper floor and more! Take a tour of this beautiful home, you won't want to leave!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Fenced Yard	One Car	Den/TV Room
	Patio		Dining Area
	Paved Road		Eat In Kitchen
	Porch		Great Room
	Sidewalks		In-Law Quarters
			Laundry/Utility Room
			Storage Attic
			Primary BR on 1st floor
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Disposal	Blinds	Crawl Space
Kitchen Center Island	Dishwasher	Curtains	
Storage	Dryer	Drapes	
Smoke/Fire Alarm	Electric Stove		
Walk In Closet	Microwave		
	Refrigerator		

# Berger Realty

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



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