

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



89 River Bank Dr  
Florence Township, NJ 08554

Asking \$344,700.00



## COMMENTS

Welcome to 89 River Bank Drive in Roebling's River Bank community—an immaculate townhouse offering 2 bedrooms, 2 baths, and 1,428 sq ft of thoughtfully upgraded living. A warm entry with terracotta tile flows into the kitchen, finished with solid-surface countertops and stainless steel appliances. The main level features a gas fireplace, oak handrail and stairs, and comfortable carpet underfoot, while upstairs showcases rich mahogany flooring. The versatile loft can readily become a third bedroom (many neighbors have done the same) with a simple partition and door; importantly, the 2-bed and 3-bed layouts share the same square footage. Updated baths include a Jack-and-Jill primary bath with a beautifully tiled shower, modern fixtures, and refreshed flooring. Systems shine with a newer HVAC and roof. This home backs to Green Acres—zoned wooded land, offering added privacy and a larger-feeling yard. Per seller, it's the only home here with a lawn sprinkler system—professionally serviced about three times a year—keeping the re-sodded front lawn lush after replacing old zoysia. Exterior care continues with routine gutter cleanings (about three times annually) and preventive pest service for peace of mind. Enjoy the convenience of Florence Township living, the historic character of Roebling Village, and easy access to riverfront recreation and regional routes. Move-in ready and easy to love. \*\*\*FREE 1% Interest Rate Reduction for 12 months. Lower your rate 1% below market rate for Year 1 for qualified Buyers. Preferred Lender is offering a 1% below market, Interest Rate Buydown for the 1st year at ZERO cost to the Buyer!\*\*\*

## PROPERTY DETAILS



Gas

ParkingGarage OtherRooms  
On Site for Leon Grissom  
Attached Garage Laundry/Utility Room  
See Remarks  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076

Email to:

Basement  
Slab

Water  
Public

Heating  
Gas-Natural

Sewer  
Public Sewer

AppliancesIncluded  
Dishwasher  
Dryer

