

# Berger Realty

Since 1928



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**194 Yorktown  
Hammonton, NJ 08037**

**Asking \$269,900.00**



## COMMENTS

Welcome to 194 Yorktown Boulevard, tucked inside The Meadows — one of Hammonton's most peaceful and well-kept communities. This spacious three-bedroom, two-and-a-half-bath townhome stands out from the crowd — most units here have only two bedrooms. With 1,508 square feet of living space, there's room to spread out and make it your own. The layout flows naturally — a large family room for gatherings, an eat-in kitchen, and sliding doors that lead to your private fenced backyard with six-foot vinyl fencing, a patio, and a handy storage shed. Upstairs, you'll find three true bedrooms and two beautifully renovated full baths. Expect furniture-grade vanities, upgraded tile work, designer lighting, and a level of craftsmanship that stands apart. The primary suite has its own full bath — stylish, spotless, and ready to enjoy. Downstairs has a large family room and kitchen -1/2 bath and laundry/utility room. Slider to the back yard. The Meadows features 139 total residences — a well-run mix of single-family homes and condominiums. Sidewalks, playgrounds, and curb appeal everywhere. Low association fees (about \$175/month) cover common areas and maintenance. And here's the real value: FHA and conventional financing are both approved — rare flexibility that opens the door for more buyers. Hammonton Schools remain some of the most sought-after in the area. Add in public water, public sewer, natural gas heat, and central air, and you've got the right combination — location, comfort, and opportunity — all at a smart price. Make it your own — update, design, and create lasting value. Welcome to The Meadows... and to your next move

## PROPERTY DETAILS

|                        |                       |                             |                                  |
|------------------------|-----------------------|-----------------------------|----------------------------------|
| Exterior<br>Vinyl      | ParkingGarage<br>None | OtherRooms<br>Storage Attic | InteriorFeatures<br>Pets Allowed |
| Heating<br>Gas-Natural | Cooling<br>Central    | HotWater<br>Gas             |                                  |
| Sewer<br>Public Sewer  |                       |                             |                                  |

