



**103 Townbank  
Townbank, NJ 08204**

**Asking \$1,250,000.00**



**COMMENTS**

Welcome to 103 Townbank Road, a luxurious haven situated in the tranquil coastal community of historic Townbank in Lower Township. This exceptional property boasts awe-inspiring waterfront vistas from almost every room, offering a blend of quality and serenity. Complementing the main residence is a quaint detached cottage featuring one bedroom, one full bath, separate kitchen and living room. When entering the main home, you'll be met by an enclosed front porch, tile flooring, first floor bedroom with bay views, a second bedroom in the rear of the home, and first floor full bath. The second floor offers an upside-down living concept, boasting a well-equipped kitchen with stainless steel appliances and granite counter tops, separate dining area, and an enclosed porch in the rear of the home. Off the kitchen is a powder room with access to the laundry closet. The south end of this level offers a large living room and slider door that leads to a cozy light filled flex room that could serve as a library, study or sanctuary for enjoy morning coffee while basking in your beautiful bay views. The third level features the primary bedroom, complete with walk-in closet, ensuite bath with jetted tub and walk-in shower, and access to the private porch with spiral staircase to below. The third level also features an additional bedroom with access to the primary ensuite. Or this space could serve as a bonus living area with separate door to the third level fiberglass decks overlooking the beaches of the bay and offering unobstructed access of some of the best sunsets on the east coast. Constructed with meticulous attention to detail, this home features 2x6 exterior walls, spray foam insulation throughout, and wind strapping from attic to foundation. The sellers have also planned for the future - having framed for a potential elevator shaft that is currently being used as storage/closet space. Additionally, the property features instant-hot water for the primary bath, additional baths, and kitchen sink; paver driveway and patio space; outdoor shower; certified energy star rated home; and separate storage shed. Embrace the epitome of coastal living with this exquisite home. Solar panels are owned and will be conveyed to the new owner, providing sustainable and affordable energy. A beautiful new staircase has just been built by the township at the end of the street to give convenient beach access to the Delaware Bay beach. Seller conveying property in as is condition. Home has been virtually staged, furnishings in photos are an example. The furniture is not real.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	2 Car	Living Room
	Deck		Kitchen
	Porch		Den/TV Room
	Storage Building		Eat-In-Kitchen
	Outside Shower		Dining Area

# Berger Realty

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Pantry Laundry/Utility Room Library/Study Laundry Closet			
InteriorFeatures Smoke/Fire Alarm Whirlpool Tile Flooring	AppliancesIncluded Range Oven Microwave Oven Refrigerator Washer Dryer Smoke/Fire Detector	Basement Partial Crawl Space	Heating Gas Natural Electric Forced Air Multi-Zoned Split
Cooling Multi Zoned Split	HotWater Gas- Natural	Water City	Sewer City

