



**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 Deck Porch Storage Building Outside Shower	2 Car	Living Room Kitchen Den/TV Room Eat-In-Kitchen Dining Area



Berger Realty

Since 1928



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040



✉ info@bergerrealty.com

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



Ask for Gary Bingham
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: gsb@bergerrealty.com

