



279 13th  
 Avalon, NJ 08202

Asking \$1,495,000.00



### COMMENTS

Pristine townhome in Avalon's north-end has been maintained in mint condition and is being sold tastefully furnished, less personal items. First floor has open concept living room, dining area and kitchen with Corian countertops, breakfast bar, laundry area and tiled foyer. The 2nd floor has primary bedroom with ensuite bathroom. There are 2 additional bedrooms, one with access to private 2nd floor deck and shared hall bathroom. Outside features 2 patios, front and back, 2nd floor deck, outside shower, fenced patio areas for privacy and off-street parking for 2 cars. Building has new roof, maintenance free vinyl siding and underground utilities. This home is close to Avalon's recreation center with baseball, softball and soccer fields, tennis and pickle ball courts, playground and Avalon fishing center. Sold as is, including furnishings, TVs, appliances, deck furniture, a turnkey property. Extremely well-run condominium association with low annual dues (\$3,000).

### PROPERTY DETAILS

| Unit Features       | Parking/Garage | Other Rooms | Appliances Included |
|---------------------|----------------|-------------|---------------------|
| Wood Burn Stove     | 2 Car          | Living Room | Self-Clean Oven     |
| Bar                 | Other          | Dining Room | Microwave Oven      |
| Wall To Wall Carpet |                | Kitchen     | Refrigerator        |
| Foyer               |                |             | Washer              |
| Tile Floors         |                |             | Dryer               |
|                     |                |             | Dishwasher          |
|                     |                |             | Disposal            |
|                     |                |             | Smoke/Fire Detector |
| Also Included       | Heating        | Cooling     |                     |
| Shades              | Electric       | Central Air |                     |
| Blinds              | Heat Pump      |             |                     |
| Furniture           |                |             |                     |
| Water               | Sewer          |             |                     |
| City                | City           |             |                     |

