

**276 13th
Avalon, NJ 08202**

Asking \$1,199,000.00



COMMENTS

This spacious 1,400 square foot townhome offers THE MOST that you'll find at this price point in Avalon OR Stone Harbor! The next largest townhome is priced about \$200,000 higher! In addition, this property also offers the MOST amenities for the price, including: a furnished interior, a convenient "right side up" floor plan with the entire First Floor dedicated to the Living/Kitchen/Dining Area, a Powder Room, a large Laundry Room & Pantry, and two outdoor patio areas! The 2nd Floor features three bedrooms and two bathrooms, with the spacious Master Bedroom offering its own private bathroom and twin closets. There's also off-street parking for two vehicles, and a large storage shed! You'll appreciate the versatility offered by having two generous size outdoor areas - the private front patio and the large, sun-filled, southern-exposed rear deck! This property is not a rental property and it has been maintained in immaculate condition, with numerous upgrades made over the years, ranging from new maintenance-free cedar impression vinyl siding, a new sliding door, a new shed & outdoor shower, new flooring, et al. The fantastic location is easy walking distance to the beach & town, the Avalon Sportfishing Center & some of the best sandwiches on the Island and mesmerizing sunsets at Moran's Dockside! In addition, Avalon's huge Public Recreation Area is around the corner spanning from 8th to 12th Street, where you'll find a playground, baseball, softball, lacrosse & soccer fields, tennis, basketball & pickle ball courts! It's also a short stroll to the Public Dock at 8th Street, where you can fish & crab. A small, well-run homeowner's association handles the insurances for this 9-unit development. This unit pays a total of \$3,678 per year for insurances, which includes Annual Hazard, Liability & Flood insurance.

PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Wall To Wall Carpet	2 Car	Living Room	Oven
Tile Floors	Other	Kitchen	Microwave Oven
Laminate Flooring		Eat In Kitchen	Refrigerator
		Dining Area	Washer
		Pantry	Dryer
		Laundry/Utility Room	Dishwasher
		Storage Space	Smoke/Fire Detector
AlsoIncluded	Heating	Cooling	HotWater
Furniture	Electric	Central Air	Electric
		Ceiling Fan	
Water	Sewer		

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