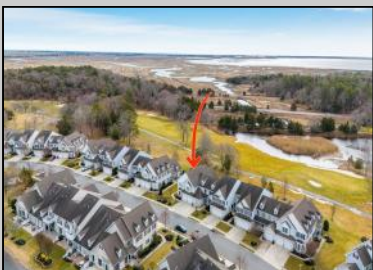


**1102 Saint Andrews  
Swainton, NJ 08210**

**Asking \$699,000.00**



**COMMENTS**

Opportunity Knocks at the Avalon Links! This spacious, highly sought after Villanova Model offers over 2,500 square feet with 3 Bedrooms plus an Office/Bonus room, 2 Full Bathrooms, a Powder Room, a formal Dining Area + an eat-in Kitchen, a Laundry Room, and a two-car garage! The property is located just 10 minutes from the amazing Avalon & Stone Harbor beaches! This is an end-unit, nestled in a quiet area of the Development near the cul-de-sac, and with no neighbors behind you. The location offers wide-open views of the well-manicured Avalon Golf Course, unobstructed breezes & southern exposure! As you enter into the unit, you're greeted by a welcoming, bright & airy interior, accented by abundant use of glass and soaring ceilings! The Living Area features a gas fireplace, and a sliding door leading to a welcoming patio area. The patio area speaks in terms of relaxing, sunbathing, enjoying the fresh air and/or enjoying time with family & friends; it features a retractable awning and overlooks the grass yard and 6th hole of the golf course. Back inside, there's a formal dining area plus an eat-in Kitchen with a dining table. The Kitchen features a gas range and a two-tier counter with additional seating, a Powder Room, and a Laundry Room that's adjacent to the two-car garage. The spacious Master Suite is also conveniently located on the First Floor, and it offers a high ceiling, a walk-in closet, a double vanity, and a jetted tub. The Second Floor features two very large bedrooms, an Office/Bonus Room overlooking the First Floor, a double vanity Hall Bath with a tub, and a spacious walk-in Utility/Storage closet. Addition Highlights include virtually maintenance-free living with a very well-run Homeowner's Association that takes care of common area landscaping and snow removal, very spacious rooms throughout, lots of closet space, and a freshly painted interior! The furniture in the property is included with the sale. Available for immediate occupancy, so ACT NOW and begin enjoying!

**PROPERTY DETAILS**

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	Garage	Living Room	Range
Hardwood Floors	2 Car	Dining Room	Oven
Wall To Wall Carpet	Attached	Kitchen	Microwave Oven
Whirlpool/Spa	Concrete Driveway	Den/TV Room	Refrigerator
Cathedral Ceiling		Eat In Kitchen	Washer
Foyer		Dining Area	Dryer
Tile Floors		Pantry	Dishwasher
		Laundry/Utility Room	Smoke/Fire Detector
		Storage Space	
		1st Floor Master Bedroom	

# Berger Realty

• Since 1928 •



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



✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)

AlsoIncluded  
Blinds  
Furniture

Heating  
Gas Natural  
Forced Air

Cooling  
Central Air

HotWater  
Gas

Water  
City

Sewer  
City



Ask for Lori McCloskey  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [lam@bergerrealty.com](mailto:lam@bergerrealty.com)

