

771-NO CSI W/O PM OK Avalon



3 Bedrooms

2.5 Bathrooms

Address: 771 Merlins Way

Price: \$400/bedroom

Available on: 02/04/2021

See more pictures on:

https://matchboxrealty.com/residential/?post_type=unit&p=71668&type=offcampushousing

Utilities

- **Harrisonburg Electric Commission** Electric: 540-434-5361
- **Harrisonburg Water & Sewer** Water: 540-434-9959
- **Comcast** Cable & Internet: 540-205-6261

Parking

2 reserved parking spaces

Included Utilities

No Utilities Included

Lawn care provided by the Avalon Woods Phase II HOA

Security Deposit: \$650

Maintenance Fee: \$650

Key Fee: \$100

Total Due at Signing: \$1,400

Avalon Woods is a quiet community that offers two and three-bedroom unfurnished townhomes, conveniently located just off Reservoir Street. As part of a Property Owners Association, the grounds (snow removal, leaf removal, etc.) remain picturesque year-round! Less than one mile away you'll find The Sentara Rockingham Memorial Hospital, one of Virginia's top (ranked #15 out of 129 by U.S. News & World Report) hospitals, specializing in gastroenterology and GI surgery, geriatrics and pulmonology. In the opposite direction you're minutes away from James Madison University shopping centers and grocers, including The Valley Mall and Harrisonburg Crossing (home to Wal-Mart, Home Depot, Barnes & Noble, Petco, and others). The townhomes themselves feature spacious living and dining rooms, open galley-kitchens with pantries, and either a concrete patio or above-ground deck. Double windows or sliding patio doors offer an abundance of bright, natural light throughout. There's even a shared green space perfect for exercise or relaxation in the shade! Assigned resident parking spaces are located right at the front door of each townhome, and first-come first-served guest parking spaces are scattered throughout the community.

- **Avalon Woods Subdivision**
- **Easy access to JMU, RMH, restaurants and shopping**
- **Full unfinished basement**
- **Deck off kitchen/dining area**
- **Reserved parking**
- **Lawncare provided by the HOA**
- **Pets considered on a case by case basis**

Contact Erica Evans for more information at either
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