

**56 18th  
Avalon, NJ 08202**

**Asking \$5,250,000.00**



**COMMENTS**

This is an exceptional opportunity to own one of the island's best Beach block locations. Ideally situated four houses to an outstanding beach and a few blocks from recreation, boardwalk and Avalon's vibrant shopping, dining and nightlife, this location offers fun activities for those of all ages! The expansive three floor design is tastefully furnished and ready for your immediate enjoyment and or rental / investment. Special features include Large first floor family / game room, open great room with cathedral ceilings, fireplace flowing to open decks with beautiful ocean views, private third floor primary bedroom and sitting area / office. This house has been well cared for and enjoyed as a summer getaway for the current owners and their family. There's plenty of room for a pool in the sunny south facing rear yard! Call today for your appointment to see this rare offering.

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Patio Deck Fenced Yard Storage Building Cable TV Sidewalks Outside Shower See Remarks	ParkingGarage See Remarks	OtherRooms Living Room Kitchen Recreation/Family Dining Area Laundry/Utility Room
InteriorFeatures Bar Cathedral Ceilings Wood Flooring Wall to Wall Carpet Tile Flooring Kitchen Island	AppliancesIncluded Range Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Stove Natural Gas	AlsoIncluded Furniture Window Treatments	Basement Crawl Space
Heating Gas Natural Forced Air	Cooling Central Air Condition Multi Zoned	HotWater Gas- Natural	Water Public

# Berger Realty

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