

**153 24th  
Avalon, NJ 08202**

**Asking \$3,595,000.00**



**COMMENTS**

Excellent Opportunity east of Dune Drive!! An awesome family home located in the most convenient location on the island. A short walk to town with all the conveniences of shopping and the restaurants and a short walk to the beach and Avalon boardwalk. Enjoy island views from all the spacious decks! The home offers optimum living space for your family and friends. Six bedrooms and five and half bathrooms provides plenty of room to accommodate all your family and guests. Decks on each of the three levels of living space, front and rear locations. The home is constructed with a maintenance free exterior. Additionally, a separate storage area can be used for bikes, beach supplies, and personal items. The first floor consists of a foyer entrance, three bedrooms, family room with wet bar, laundry room, and access to front and rear decks. The second floor offers a large open living room, dining room, gourmet kitchen, powder room, bedroom with private bath, and access to a third-floor deck. The third has a master bedroom suite with large private bath and plenty of closet space and storage. Off street parking will accommodate 3-4 vehicles. Custom landscaping with a sprinkler system, hardwood flooring, fireplace with built in entertainment and storage in the living room, open and bright floor plan with neutral décor throughout. Property has been recently repainted inside and carpets replaced throughout. Property has a great rental History. Buy now and take advantage of the rentals already in place for Summer 2024. Being Sold Fully furnished less the Sellers Personal items.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stone	Deck	Garage	Living Room
Vinyl	Porch	Detached	Kitchen
	Fenced Yard	Concrete Driveway	Den/TV Room
	Storage Building	4 car parking	Dining Area
	Cable TV		Laundry/Utility Room
	Sidewalks		Great Room
	Outside Shower		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceilings	Range	Blinds	Crawl Space
Fireplace- Gas	Oven	Furniture	
Smoke/Fire Alarm	Microwave Oven	Window Treatments	
Storage	Refrigerator		
Walk in Closet	Washer		
Wall to Wall Carpet	Dryer		

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Whirlpool  
Tile Flooring  
Kitchen Island

Dishwasher  
Disposal  
Smoke/Fire Detector  
Stove Natural Gas  
Wine Cooler  
Stainless steel  
appliance

Heating  
Gas Natural  
Forced Air

Cooling  
Central Air Condition  
Multi Zoned

HotWater  
Gas- Natural  
On Demand

Water  
City

Sewer  
City



Ask for John Greiner  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [jag@bergerrealty.com](mailto:jag@bergerrealty.com)

