

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



54 19th  
Avalon, NJ 08202

Asking \$3,195,000.00



## COMMENTS

Explore this spacious home, offering a blend of comfort and convenience. Enjoy the expansive living area, dedicated dining space, private backyard and outdoor deck. The third-floor primary suite features an en-suite bathroom and private deck, perfect for relaxation. Situated just one block from the beach and steps away from Avalon's best dining and shopping - this property is ideal for those seeking beach proximity and local amenities.

## PROPERTY DETAILS

|          |                 |                   |                      |
|----------|-----------------|-------------------|----------------------|
| Exterior | OutsideFeatures | ParkingGarage     | OtherRooms           |
| Vinyl    | Patio           | Parking Pad       | Living Room          |
|          | Deck            | 2 Car             | Dining Room          |
|          | Screened Porch  | Concrete Driveway | Kitchen              |
|          | Grill           |                   | Breakfast Nook       |
|          | Fenced Yard     |                   | Laundry/Utility Room |
|          | Outside Shower  |                   | Great Room           |

|                     |                                |              |             |
|---------------------|--------------------------------|--------------|-------------|
| InteriorFeatures    | AppliancesIncluded             | AlsoIncluded | Basement    |
| Fireplace- Gas      | Range                          | Blinds       | Crawl Space |
| Wood Flooring       | Self-Clean Oven                | Rugs         |             |
| Wall to Wall Carpet | Microwave Oven                 | Furniture    |             |
| Fireplace- Wood     | Refrigerator                   |              |             |
|                     | Washer                         |              |             |
|                     | Dryer                          |              |             |
|                     | Ask for Carol Cawley           |              |             |
|                     | Berger Realty Inc              |              |             |
|                     | 1330 Bay Avenue, Ocean City    |              |             |
|                     | Call: 609-391-1330             |              |             |
|                     | Central Air Condition          | HotWater     |             |
|                     | Multizone                      | Gas- Natural |             |
|                     | Email to: clc@bergerrealty.com |              |             |

