



177 80th  
Avalon, NJ 08202

Asking \$699,000.00



#### COMMENTS

BEACHBLOCK CONDO WITH A POOL AT THE HIGHLY REGARDED MERRIMAC CONDOMINIUM! WHAT A GREAT FIND! THIS IS A PREMIER "END UNIT" OFFERING AN EXTENSIVELY RENOVATED INTERIOR! Ready for immediate enjoyment, with no leases in place that would affect your summer use. Being an END UNIT on the First Floor, beach-end of the building, this unit offers distinct advantages: easy access with no stairs to climb, greater privacy from being off-set from the pool, and no one traveling back/forth in front of your unit, the extra windows on the East wall allow natural light and better air flow for a bright & airy interior, and you can use the patio furniture in front of your unit. The renovations over the past several years (since 2018) have yielded an inviting, turn-key interior! The renovations included: new flooring, a new kitchen, a new bathroom with beautiful custom tile, and all new appliances including the hot water heater, washer/dryer and the HVAC units. Simply move-in, relax and enjoy! As an added bonus, the entire building has undergone major renovations including the mansard roof, new Hardieplank siding, and improvements to the decks, stairs and railing system over the past several years. There is also a convenient "Owners Lounge", near the pool area, where people can gather and watch their favorite game, enjoy a beverage of their choice and there's even a full bathroom with shower! Although this is not being used as a rental property, the many attractive features of this property give it tremendous rental potential! This fantastic "Park-n-Walk" location is less than one block from the beach path, and across the street from the beach, Recreation Area and fantastic restaurants & beach bars! And as a special treat to end your day, you can enjoy gorgeous sunsets from the bayside promenade about 2 blocks away! The Recreation Area across the street not only provides welcome "open, uncongested space but it's a great place for family & friends to enjoy tons of activities, where your imagination is the limit...from: tennis, pickleball, basketball, baseball/softball, football, lacrosse, soccer, fitness classes, a playground and even flying kites in the open fields!

#### PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Hardwood Floors	1 Car	Living Room	Range
	Assigned Parking	Kitchen	Oven
		Dining Area	Microwave Oven
		Storage Space	Refrigerator
		1st Floor Master	Washer
		Bedroom	Dryer
			Dishwasher
			Smoke/Fire Detector



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