

554 22nd
Avalon, NJ 08202

Asking \$4,993,000.00



COMMENTS

Experience coastal luxury at this stunning Avalon Bayfront property! Featuring 6 Bedrooms and 3.5 Bathrooms this upside down home offers the perfect combination of waterfront living and tranquility located in a low density area of the island. Inside, the home is elegantly decorated with beach-inspired decor, creating a relaxing and inviting atmosphere. Whether you're lounging in the spacious living room or hosting a gathering in the fully equipped open concept kitchen and entertaining space, you'll feel right at home in this coastal oasis. The third floor master bedroom situated on the bay offers exceptional waterfront views. Start your morning breathing in the fresh salt air from your third floor master balcony. Enjoy direct access to all Bayfront activities from your own private dock! Keep your boat and jet skis in pristine condition and out of the salt water with your boat lift and jet ski slips. Easy launch for a day full of fun on the bay! Enjoy breathtaking sunsets from any of the 3 back decks/balconies offering plenty of seating and lounging. There is a full size awning on the 2nd floor deck and a side awning on the first floor deck for shade and added comfort. Relax with friends and family and take a dip in the hot tub on a cool night. There's plenty of parking with an indoor garage, off street newer paver driveway parking as well as on street parking. Located minutes from downtown restaurants, shopping, nightlife and the beach! Don't miss out on the opportunity to own this stunning Avalon Bayfront home!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Shingle	Patio	Garage	Living Room
Vinyl	Deck	Parking Pad	Dining Room
	Enclosed/Covered	1 Car	Kitchen
	Patio	2 Car	Den/TV Room
	Porch	Attached	Dining Area
	Grill	Auto Door Opener	Pantry
	Fenced Yard	See Remarks	Laundry/Utility Room
	Dock		Library/Study
	Bulkhead		Great Room
	Cable TV		
	Sidewalks		
	Outside Shower		
	Boat Slips		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Range	Drapes	Crawl Space

Berger Realty

• Since 1928 •



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



Elevator
Fireplace- Gas
Wood Flooring
Security System
Smoke/Fire Alarm
Storage
Walk in Closet
Wall to Wall Carpet
Tile Flooring
Kitchen Island
Beverage Refrigerator

Oven
Self-Clean Oven
Microwave Oven
Refrigerator
Washer
Dryer
Dishwasher
Disposal
Smoke/Fire Detector
Stove Natural Gas
Wine Cooler

Shades
Blinds
Partial Furniture
See Remarks
Window Treatments

Heating
Gas Natural
Forced Air
Multi-Zoned

Cooling
Central Air Condition
Ceiling Fan
Multi Zoned

HotWater
Gas- Natural
On Demand

Water
Public

Sewer
Public



Ask for Carol Cawley
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: clc@bergerrealty.com

