



245 57th  
 Avalon, NJ 08202

Asking \$4,295,000.00



### COMMENTS

In one of the most coveted areas in Avalon, this special offering features a striking 80'x110' lot. The extraordinary lot size has unmatched capability and potential. Steps away from a premier beach path in the famed high dunes. The property includes a massive, detached garage at the rear boundary. The structure can be kept and used as a spectacular garage and cabana in new construction. A new build here would outlay exceptional value with water views. The present home has 3 bedrooms and 3 full baths totaling to 1,900 sq ft. Explore this opportunity with endless possibilities. New construction on this lot would be spectacular and would yield water views.

### PROPERTY DETAILS

Exterior Wood	OutsideFeatures Deck Fenced Yard	ParkingGarage Garage 2 Car	OtherRooms Living Room Kitchen
AppliancesIncluded Oven Refrigerator Washer Dryer Dishwasher	Heating Gas Natural	Cooling Central Air Condition	HotWater Gas- Natural
Water City	Ask for Donna M. Drohan Seller Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: dmd@bergerrealty.com		

