



**41 Marine
Avalon, NJ 08202**

Asking \$1,945,000.00



COMMENTS

RARELY AVAILABLE bayfront townhome in the prestigious Cornell Harbor. Beautifully decorated with three spacious bedrooms and three full baths sits on the bay with incredible southwest views. This home has a dedicated dock and 10 by 25 ' boat slip assigned as (P2). Enjoy boating, paddleboarding or kayaking in the back bay. 41 Marine Way is a short distance to Townsend's Inlet by boat. This end unit is located only four doors to the large community inground pool and deck on the bay with ample seating. The front entrance of the unit leads to an open foyer and steps lead to the open-concept first-floor living area with high ceilings. Dine or enjoy sunsets on the large furnished deck off the living area. Stainless steel appliances throughout, a breakfast bar and a large dining nook complete the well-equipped kitchen. A large bedroom is on the second floor has built-in shelving and cabinets and plenty of room for the desk and king bed. There is also access to a carpeted storage loft off the second-floor bedroom. The third floor has a spacious primary bedroom with two walk-ins in closets, a private deck with scenic views, and a full bath with tub and shower. Also on the third floor is another bedroom with a full bath that is large enough for the two queen beds central air, gas heat and washer and dryer add to the convenience and comfort of this bayside retreat. The condominium association is professionally managed and has a remarkably low \$595 monthly fee. The decks, windows, and bulkheads have been recently upgraded and there are no planned assessments. This is Avalon's most admired professionally landscaped community. Walk across the street to enjoy the 8th Street recreation complex with pickle ball, tennis, basketball, fields, and a playground. A short walk to the inlet and Yacht Club. This unit does not rent. The association requires a 4 week minimum rental period for any owner who prefers to rent their unit.

PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	Garage	Living Room	Range
Kitchen Island	1 Car	Kitchen	Oven
Wall To Wall Carpet	Attached	Breakfast Nook	Self-Clean Oven
Cathedral Ceiling		Dining Area	Microwave Oven
Tile Floors		Great Room	Refrigerator
		Storage Space	Washer
			Dryer
			Dishwasher
			Disposal
			Smoke/Fire Detector
			Stainless Steel Appliance

Berger Realty

• Since 1928 •



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



AlsoIncluded
Blinds
Furniture
Other (See Remarks)

Heating
Gas Natural

Cooling
Central Air
Ceiling Fan

HotWater
Electric

Water
City

Sewer
City



Ask for Barbara Varacalli
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: bav@bergerrealty.com

