









## 41 Marine Avalon, NJ 08202

Asking \$1,845,000.00



## 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 Fireplace Kitchen Island Wall To Wall Carpet Cathedral Ceiling **Tile Floors** 

Garage

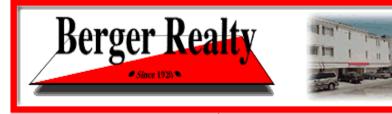
Attached

1 Car

ParkingGarage

OtherRooms Living Room Kitchen Breakfast Nook **Dining Area** Great Room Storage Space

AppliancesIncluded Range Oven Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector Stainless Steel Appliance



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 oc17@BergerRealty.com



AlsoIncluded Blinds Furniture Other (See Remarks) Water City Heating Gas Natural

Sewer

City

Cooling Central Air Ceiling Fan HotWater Electric



Ask for Troy Eggie Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: tde@bergerrealty.com

