



**141 8th  
Avalon, NJ 08202**


**Asking \$2,755,000.00**



## COMMENTS

Just a block from the beach, this meticulously maintained two-story \"upside-down\" home offers the perfect blend of comfort and convenience. Situated on a 50' x 110' lot, it features 4 spacious bedrooms and 3 full bathrooms. The top floor is designed for open, airy living, with a large great room, cozy gas fireplace, and a modern kitchen with a breakfast bar. A sliding door leads to an expansive deck—ideal for entertaining or simply soaking in the Avalon sunshine. The first floor includes a generous family room/den that could easily be transformed into an additional bedroom and bath. An attached garage provides plenty of storage for beach gear and your vehicle. The fully fenced backyard offers privacy and potential for a pool, if desired. With a proven rental history, this home presents an excellent opportunity for personal enjoyment or as a profitable investment. Don't miss your chance to own this coastal gem!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Garage	Living Room
Masonry Block	Grill	Attached	Dining Room
	Fenced Yard		Kitchen
	Cable TV		Den/TV Room
	Sidewalks		Dining Area
	Outside Shower		Laundry/Utility Room
			Great Room
			Storage Attic



## Ask for Brian Kolmer

Appliances Included Also Included

Range Drapes  
109 E 55th St Ocean City

Oven

Microwave Oven Shades

Re: **Figure 1** to: bk@b

Washer

Dryer

Dishwasher

Smoke/Fire Detector

Stove Natural Gas

### Also Included

Draper

## Ocean C Curtains

## 211 Shades

er Blend:

## Rugs

## Fireplace Equipment

Furniture

## Window Treatments

## Heating



Cooling  
Central Air Condition

HotWater  
Gas- Natural

Water  
City

Sewer  
City