



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



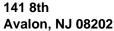












Asking \$2,755,000.00



## 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!

ParkingGarage

Garage

Attached

| Exterior<br>Vinyl |  |
|-------------------|--|
| Masonry Block     |  |

**PROPERTY DETAILS OutsideFeatures** Deck Grill Fenced Yard Cable TV Sidewalks

**Outside Shower** 



## Ask for Dawn Warren Appliengeringelingeling IncAlsoIncluded Range 3160 Asbury Avenue Oven Microwice 007-399-007 Gades Refigeratio: dew@beigerrealty.com Washer Rugs **Fireplace Equipment** Dishwasher Furniture Smoke/Fire Detector Window Treatments Stove Natural Gas



OtherRooms Living Room

Dining Room

**Dining Area** 

Laundry/Utility Room Great Room Storage Attic

Kitchen Den/TV Room

Cooling Central Air Condition HotWater Gas- Natural Water City

Sewer City