



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



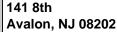












Asking \$2,755,000.00



## 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	
Vinyl	
Masonry Block	

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



Ask for Kevin Laskowski Appliengeringelingeling IncAlsoIncluded Range Oven Oven Curtains Micrallave Q97-391-050 hades Refigeratio: kml@besigerealty.com Washer Rugs **Fireplace Equipment** Dryer Dishwasher Furniture Smoke/Fire Detector Window Treatments Stove Natural Gas

OtherRooms Living Room Dining Room Kitchen Den/TV Room **Dining Area** Laundry/Utility Room Great Room Storage Attic



Cooling Central Air Condition HotWater Gas- Natural Water City

Sewer City