

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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	Outside Features	Parking/Garage	Other Rooms
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
<p>Ask for Leon Grisbaum Berger Realty Inc. 3160 Asbury Avenue Ocean City Call: 609-399-0076</p>			
<p>Also Included: Range Oven Microwave Refrigerator Washer Dryer Dishwasher Smoke/Fire Detector Stove Natural Gas</p>		<p>Heating Gas Blinds Rugs Fireplace Equipment Furniture Window Treatments</p>	



Cooling	Hot Water	Water	Sewer
Central Air Condition	Gas- Natural	City	City