



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



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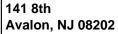












Asking \$2,755,000.00



## **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
Vinyl Deck
Masonry Block Grill
Fenced Yard
Cable TV
Sidewalks
Outside Shower

ParkingGarage Garage Attached OtherRooms
Living Room
Dining Room
Kitchen
Den/TV Room
Dining Area
Laundry/Utility Room
Great Room
Storage Attic



Ask for Monica Raab

Applienges reband IncAlsoIncluded
Range 70 Boardwalk, Curtains
Oven
Microll 1609-391-050 Aades

Refigeaildo: msr@beligesrealty.com

Washer Rugs

Dryer Fireplace Equipment

Dishwasher Furniture
Smoke/Fire Detector Window Treatments

Stove Natural Gas

CoolingHotWaterWaterSewerCentral Air ConditionGas- NaturalCityCity

