

Berger Realty

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



2988 1st
Avalon, NJ 08202

Asking \$3,299,000.00



COMMENTS

Amazing bespoke property in the heart of Avalon. This property has been completely renovated with many custom and unique features. Property is a first floor and second floor duplex with covered decks, custom pool, and cabana. First floor is a two bedroom, one bathroom, kitchen, and living room. Second floor has its own private entrance with two bedrooms, one bathroom, kitchen, and living room. Exterior is sided with white Azek and never needs to be painted with minimal maintenance. One of the most unique features is the copper roof that is hand-tooled and will turn patina blue-green over time with 100 year life. Special black anodized aluminum Marvin windows that are mostly awning operation and black anodized aluminum Marvin exterior doors. The house has been fully insulated for full-year enjoyment and provides sound barrier from exterior noise as well. Upgraded kitchens on both floors, with new microwave (both floors), new stacked washer/dryer (first floor), and new water heaters (both floors). Upgraded outdoor shower with copper shower pan, Azek lined. Custom stainless steel cable rail system at deck perimeters and powder coated aluminum-slat railing systems installed on wester (pool-side) deck. All the interior doors are frosted glass with stainless steel hardware. The upgraded bathrooms (both floors) are done with tiled stalls (bathtub stall on first floor, standing shower on second floor) and new glass enclosures (both floors). The underside of all decks are finished with a Knot wood-brand product which is a wood grained-aluminum product, engineered to provide the visual warmth of wood with the maintenance-free durability of aluminum. New HVAC systems (both floors and independent systems). New vapor barrier in crawlspace. New water-resistant flooring (both floors and independent systems). Exterior sound system provided within ceiling of western (pool side) deck (both street side). Pool was installed by GardenGreenhouse and has stone (also installed in cabana for flooring). The pool is also equipped for night-time enjoyment. Cabana bar facilities inside provided with one 50 liter, 100 liter, 200 liter, 300 liter, 400 liter, 500 liter, 600 liter, 700 liter, 800 liter, 900 liter, 1000 liter, 1100 liter, 1200 liter, 1300 liter, 1400 liter, 1500 liter, 1600 liter, 1700 liter, 1800 liter, 1900 liter, 2000 liter, 2100 liter, 2200 liter, 2300 liter, 2400 liter, 2500 liter, 2600 liter, 2700 liter, 2800 liter, 2900 liter, 3000 liter, 3100 liter, 3200 liter, 3300 liter, 3400 liter, 3500 liter, 3600 liter, 3700 liter, 3800 liter, 3900 liter, 4000 liter, 4100 liter, 4200 liter, 4300 liter, 4400 liter, 4500 liter, 4600 liter, 4700 liter, 4800 liter, 4900 liter, 5000 liter, 5100 liter, 5200 liter, 5300 liter, 5400 liter, 5500 liter, 5600 liter, 5700 liter, 5800 liter, 5900 liter, 6000 liter, 6100 liter, 6200 liter, 6300 liter, 6400 liter, 6500 liter, 6600 liter, 6700 liter, 6800 liter, 6900 liter, 7000 liter, 7100 liter, 7200 liter, 7300 liter, 7400 liter, 7500 liter, 7600 liter, 7700 liter, 7800 liter, 7900 liter, 8000 liter, 8100 liter, 8200 liter, 8300 liter, 8400 liter, 8500 liter, 8600 liter, 8700 liter, 8800 liter, 8900 liter, 9000 liter, 9100 liter, 9200 liter, 9300 liter, 9400 liter, 9500 liter, 9600 liter, 9700 liter, 9800 liter, 9900 liter, 10000 liter. Call: 609-399-0076. Email: donna@bergerrealty.com



PROPERTY DETAILS

Heating	Cooling
Electric	Electric
Multi-Zoned	Multi Zoned

Water
City

Sewer
City

