



**2313 Ocean
Avalon, NJ 08202**

Asking \$2,895,000.00



COMMENTS

This centrally located, brand new Tom Welsh townhome sits right in the middle of downtown and across from the public dock. Enjoy bay and sunset views from every deck and inside the home. This 5-bedroom 3.5 bath townhouse is truly one of a kind! The rear yard will feature a private pool and a spacious entertaining area. There is plenty of ceiling height in the garage for all your beach gear, vehicles, and golf cart. Inside, the first floor includes three bedrooms (or two bedrooms and a family room) and a full bathroom. The second level is designed for entertaining and will feature a custom kitchen with quartz countertops and high-end stainless-steel appliances, laundry closet, half bath, and a living room with slider access to the deck. The third floor will host two bedrooms, including the primary suite with a large closet, a luxurious bathroom with dual sink vanity, and a private deck with water views. The third floor also has another bedroom and a hall bathroom. You will never have to move your car being a short walk to the beach and right in the middle of Avalon's restaurants, nightlife, and shopping. With construction expected to be completed by late summer, there's still time to customize this exceptional home. Property will be sold furnished.

PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	Concrete Driveway	Living Room	Range
Kitchen Island		Eat In Kitchen	Oven
Hardwood Floors		Dining Area	Refrigerator
Cathedral Ceiling		Laundry/Utility Room	Washer
Tile Floors		Green Room	Dryer
			Dishwasher
			Disposal
Heating	Ask for Wendy Brown		
Gas Natural	Berger Realty Inc		
Forced Air	109 E 55th St., Ocean City		
Multi-Zoned	Call: 609-399-4211		
	Coming Soon	Hot Water	
	Call to: wmb@bergerrealty.com		
	Ceiling Fan		
	Multi Zoned		

Sewer
City

