



181 7th
Avalon, NJ 08202

Asking \$2,795,000.00



COMMENTS

This premier 100-block location offers sweeping, multidirectional ocean views and a remarkably private setting—all within easy walking distance of Avalon's town center. Situated on a 50' x 110' lot just a stone's throw from the ocean, the views from the living area and both the first and second-floor decks are truly breathtaking. The home sits in a quiet, low-traffic area, offering tranquility on both weekdays and weekends. The well-maintained, two-story residence features an upside-down layout, with the great room positioned on the second floor to maximize ocean views. The updated kitchen includes stone countertops, stainless steel appliances, and a large center island, perfect for gathering. Exposed rafters bring a dramatic architectural flair to the vaulted ceilings above the living and dining areas. Sliding doors open to a spacious second-floor deck, where you can enjoy expansive views to the east, west, and north. Also on the second floor are two generously sized bedrooms, each with slider access to a huge street-facing deck. The first floor offers two additional bedrooms, a full garage, and a large laundry room. The private rear yard has ample space for a pool and outdoor entertaining. For those considering new construction, this location is ideal. Beyond the exceptional view corridors, the lot allows for rear-facing decks, creating the opportunity for a covered first-floor deck accessed from a ground-level family room—a highly sought-after architectural layout. The property is just a few blocks from the beach and one block from Grace O'Brien Park, which includes tennis, pickleball, and basketball courts, as well as baseball and soccer fields and multiple playgrounds. Avalon's vibrant town center is only a short stroll away. Rarely does a property offer this much optionality—whether you're seeking a turnkey rental, a move-in-ready second home, or a prime redevelopment opportunity, this one-of-a-kind site is an absolute must-see.

PROPERTY DETAILS

Exterior Concrete Vinyl	OutsideFeatures Deck Cable TV Sidewalks Outside Shower	ParkingGarage Gravel Driveway	OtherRooms Kitchen Recreation/Family Dining Area Laundry/Utility Room Great Room
InteriorFeatures Cathedral Ceilings Wood Flooring Wall to Wall Carpet	AppliancesIncluded Range Oven Microwave Oven Refrigerator Washer	AlsoIncluded Curtains Blinds Furniture	Basement Crawl Space

Berger Realty

• Since 1928 •



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



	Dryer		
	Dishwasher		
	Stainless	steel	
	appliance		
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Gas- Natural	City
Forced Air	Ceiling Fan		
Sewer			
City			

