



55 22nd  
Avalon, NJ 08202

Asking \$2,799,000.00



## COMMENTS

Here's the perfect location for your new future dream home at the shore. An enviable location being just 1 1/2 blocks to the beach, 1 1/2 blocks to dinning and shopping, 2 1/2 blocks to the bay and a short 8 block walk to playgrounds and recreation facilities for kids and adults. Imagine being able to easily maneuver to all the best activities the island has to offer. The existing home is on a 50' X 110' lot offering you the ability to build a spectacular 3 story 3,800 Square Foot home. The existing home is being sold in as is condition. These opportunities don't come along that often and are getting snatched up quickly, don't miss your chance.

## PROPERTY DETAILS

|  |   |                              |  |
|--|---|------------------------------|--|
| Exterior<br>Vinyl  | OutsideFeatures<br>Deck<br>Porch<br>Outside Shower<br>See Remarks | ParkingGarage<br>See Remarks | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>See Remarks |
| InteriorFeatures<br>Wall to Wall Carpet<br>Laminate Flooring | AppliancesIncluded<br>Oven<br>Refrigerator<br>Dishwasher          | AlsoIncluded<br>See Remarks  | Basement<br>Crawl Space  |



Cooling  
None  
Ask for Laryn Crisp  
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