



55 22nd  
Avalon, NJ 08202

Asking \$2,799,000.00

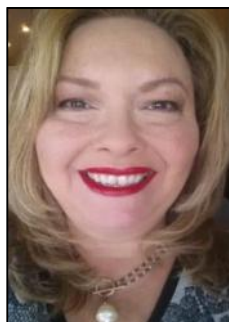


## COMMENTS

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



Cooling  
None  
Ask for Theresa Manno  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tam@bergerrealty.com

HotWater  
None

Water  
City

