

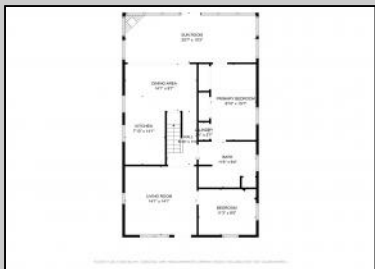
# Berger Realty

Since 1928



Berger Realty, Inc.  
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2568 Ocean  
Avalon, NJ 08202

Asking \$3,449,000.00



## COMMENTS

Welcome to Skiers Paradise—a prime bay front property nestled in one of the best waterfront locations. Set along a vibrant channel celebrated for its picturesque sunsets with the most convenient access to water skiing, tubing, and boating, this charming retro cottage offers more than just a home, it's a lifestyle that is cooler by a mile. Enjoy breathtaking bay and sunset views from your oversized sun deck, perched over the water for the perfect evening unwind. The property includes a boat lift, ready for your watercraft, and quick access to the Intracoastal Waterway, making island-hopping or fishing trips effortless. Sitting on a 40' x 110' lot, this property offers an incredible opportunity: keep the character-rich Avalon cottage or use the site to build your dream bayfront home. Either way, you'll enjoy a waterfront setting that truly stands apart. By purchasing this property and taking on the build yourself, you're creating instant seven-figure equity. With recent homes in the area selling north of \$6,000,000.00, this is a rare chance to design and own a bayfront oasis tailored to your vision while capturing substantial value from day one. This location is second to none and will not last long. Property is sold strictly "as is" by the owner.

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Porch	ParkingGarage 1 Car Concrete Driveway	OtherRooms Living Room Dining Room Kitchen Basement Masonry Floors/Wall
Appliances Included Range Oven Smoke/Fire Detector Stove Natural Gas		Soft Curtains Fireplace Equipment Window Treatments	
Cooling Central Air Condition		HotWater Gas- Natural	



City

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