



127 34th  
Avalon, NJ 08202

Asking \$3,495,000.00



#### COMMENTS

Special Offering - "Miracle On 34Th Street"! Historical Grand Victorian built in 1920. This special offering is loaded with old world charm featuring a huge wrap around covered porch with cool breezes even on the hottest days of summer. The rear patio has a large in-ground heated swimming pool and stationary pergola with awning cover. This expansive 3 story home was built for the largest of families and a classic updated summer retreat. The first floor has a foyer entrance leading to the great room, living and dining areas, modern kitchen, full hall bath and spacious primary bedroom with a handicapped accessible shower, walk in closet, stackable laundry closet, and a covered deck overlooking the pool area. The 2nd level has 3 bedrooms, a small office, oversized den/tv room, a large bathroom with 2nd set of stackable washer/dryer. Open deck off the back of the house. A circular staircase leads to the 3rd level featuring 3 spacious bedrooms, small sitting area and large bathroom. The Seller purchased the home in 1996 to share summers with their growing family of over 30 children and grandchildren. It later became their primary residence with numerous improvements over the years. Don't miss out on this Avalon gem, located 1.5 blocks to beautiful beaches and a short stroll to all the shops and restaurants that the town center has to offer. Handicap accessible ramp on the east side of the house can be removed. Settlement to occur after October 1, 2025. Seller's Property Disclosure and Exclusions listed in Associated Documents.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Concrete	Deck	Concrete Driveway	Living Room
Vinyl	Enclosed/Covered		Kitchen
Wood	Patio		Recreation/Family
	Porch		Dining Area
	Grill		Great Room
	Fenced Yard		1st Floor Primary
	Cable TV		Bedroom
	Outside Shower		Laundry Closet
	In Ground Pool		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Handicap Features	Range	Blinds	Full
Wood Flooring	Self-Clean Oven	Partial Furniture	Outside Entrance
Smoke/Fire Alarm	Microwave Oven		
Storage	Refrigerator		

# Berger Realty

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