

# Berger Realty

Since 1928



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



364 41st  
Avalon, NJ 08202

Asking \$1,949,000.00



## COMMENTS

This 5-bedroom, 4-bath, three-story townhome is set in a prime park-and-walk location, close to the heart of Avalon and the beach, and is ready for this summer's immediate enjoyment. Just steps away from Avalon's tennis and basketball courts, and playground, this home offers a central launch point for summer fun. The first floor features two spacious en-suite bedrooms and a hall laundry closet. Upstairs, an open main living area includes a large kitchen with center island, granite countertops, and stainless steel appliances. The dining space connects seamlessly to the living room, featuring vaulted ceilings and a gas fireplace, and sliding doors lead to a wide front deck ideal for relaxing or dining outside. A third bedroom with access to an additional covered deck and a full hall bath round out the second floor. The third floor offers two additional bedrooms with a shared hall bath, including a rear bedroom with a private deck facing south offering bay and sunset views. Out back, the southern-exposed yard offers plenty of space to enjoy now – and room for a future pool if desired. There's also a convenient storage unit toward the front of the home for storing bikes and essential beach gear. Offered furnished with a few exclusions, this home is ready for immediate summer enjoyment.

## PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	2 Car	Living Room	Range
Cathedral Ceiling	Concrete Driveway	Kitchen	Microwave Oven
		Dining Area	Refrigerator
			Washer
			Dryer
			Dishwasher



Ask for Thomas Byrne  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Cooling Call 609-399-0076 HotWater Gas  
Email to: tfb@bergerrealty.com

