



66 20th  
Avalon, NJ 08202

Asking \$1,495,000.00



#### COMMENTS

A RARE FIND! Take advantage of this opportunity to own in the premiere, BEACH FRONT Whitebrier Condominium in Avalon! This is your chance to be literally just a stone's toss from the beach in Avalon's only beachfront condominium! The overwhelming majority of \"condo zoning\" on the Island places a condominium at least two or more blocks from the beach. This premiere unit offers you private access (without going through the Main Lobby) and it's conveniently located just 3 steps up from the ground! It's an equally short walk to the (recently renovated) pool/spa & patio area. The exceptionally large deck off the Living Area is larger than you'll find at just about any other property in this price range. Outdoor living space is a highly sought-after feature, and this unit's deck is a whopping 29 feet wide and 13 feet deep! The deck allows both a dining table and an outdoor seating area for enjoying meals with family & friends and relaxing in the fresh breeze while listening to the magical, mesmerizing sound of the ocean! The attractive interior features easy to keep clean tile flooring throughout the entire unit! The comfortable Living Area has an open floor plan, and each bedroom has an attached bathroom. The Floor Plan allows enhanced privacy for the bedrooms, as they are located on opposite ends of the unit, separated by the Living/Kitchen/Dining Areas. The Master Bedroom has a door that not only offers access to the deck, yet also allows refreshing breezes! Additional highlights include: a covered entrance on the 20th Street side of the building (a great feature if unloading your vehicle inclement weather), a recently renovated entry lobby and Owner's Club Room (a fantastic feature that's available for private use by owners), an on-site full-time Property Manager, a common (shared) BBQ area and outdoor shower, off-street parking, and a private storage area for your bikes/beach gear. This location is just a short stroll into Avalon's Business District and to the boardwalk entrance at 21st Street and the beach. The boardwalk spans from 21st to 32nd Street and is the perfect setting for an invigorating run or a relaxing stroll along the beachfront! The property is being sold furnished in turn-key condition!

#### PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Tile Floors	1 Car	Living Room	Range
	Black Top Driveway	Kitchen	Oven
			Microwave Oven
			Refrigerator
			Washer
			Dryer
			Dishwasher
			Disposal
			Smoke/Fire Detector

# Berger Realty

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