



**630 21st
Avalon, NJ 08202**

Asking \$1,125,000.00



COMMENTS

630 21st Street, the perfect starter property on the 7 Mile Island. This fully furnished and move-in ready, top floor condo is beautifully appointed and has had many updates over the years. It features 3 bedrooms and 1.5 bathrooms, with recent improvements such as custom built-in bunk beds, a built-in king bed with storage drawers below, floating nightstands and custom armoire with drawers all crafted by renowned Scull Woodworking. The updated kitchen has quartz countertops, stainless steel appliances and a center island with seating. The living area has a stylish built-in wet bar for entertaining guest and leads out to a spacious wrap around, newly built deck in 2022, with awning to enhance your living space. The space in this condo has truly been maximized. The exterior features 2 car parking, a southern exposed rear back yard with a large shed for plenty of storage and space for a 4-person golf cart, also a private outside shower. This special site is only a short stroll or golf cart ride to the public dock off 6th Ave, breathtaking sunsets at the end of 21st street, the center of the Avalon business district, sandy white beaches and much more. Meticulously maintained and never rented; however, would be an excellent rental property if desired. Other recent improvements include a new dishwasher in 2022, new washer and dryer in 2021, new nest smart thermostat in 2024, new AC and furnace repair in 2025 and awning was repaired in 2023. Seller prefers settlement not to occur until 9/15 but is willing to close as early as 8/15.

PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Bar	2 Car	Living Room	Range
Kitchen Island	Stone Driveway	Kitchen	Oven
Hardwood Floors		Dining Area	Microwave Oven
		Pantry	Refrigerator
		Laundry/Utility Room	Washer
			Dryer
			Dishwasher
			Disposal
			Smoke/Fire Detector

AlsoIncluded	Heating	Cooling	HotWater
Curtains	Gas Natural	Central Air	Gas
Blinds	Forced Air		
Rugs			
Furniture			

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