

# Berger Realty

Since 1928



Berger Realty, Inc.  
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460 20th  
Avalon, NJ 08202

Asking \$1,189,000.00



## COMMENTS

Outstanding Real Estate & Investment Opportunity in the Heart of Avalon Discover a rare chance to own in one of the Jersey Shore's most desirable communities. This exceptional Avalon property offers the perfect blend of lifestyle and long-term value—ideal for both discerning buyers and savvy investors. Experience the best of Avalon in this impeccably updated 3-bedroom, 1.5-bath second-floor condo, perfectly positioned in a serene neighborhood just steps from town, the beach, and the bay. This refined residence offers the rare combination of luxury, location, and income opportunity. Just a short stroll to the heart of Avalon's dining and shopping district and few blocks father to Avalon's pristine beaches. Being only 200 yards from a public bayfront swimming dock, this property delivers the quintessential Sea Shore lifestyle. Inside, enjoy a bright, open-concept living space that flows seamlessly to a large private deck—ideal for entertaining or relaxing at sunset to enjoy the views. The brand-new designer kitchen, completed in March 2024, boasts premium finishes and modern style for elevated everyday living. The primary bedroom includes an updated private en-suite half bath. Complementing the upgrades is a sleek, updated full bathroom with shi lap wainscoting. Additional amenities include a private outdoor shower, two-car driveway parking, and a strong rental history in one of the Jersey Shore's most sought-after markets. Whether you're looking for a luxurious personal escape or a savvy investment property with excellent income-generating potential, this turnkey Avalon condo is an exceptional opportunity!

## PROPERTY DETAILS



OtherRooms  
Kitch Ask for Jeff Haas  
Dep/TV Room  
Dining Area  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: jsh@bergerrealty.com

AppliancesIncluded  
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Dishwasher  
Disposal  
Smoke/Fire Detector

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Electric



Cooling  
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HotWater  
Electric

Water  
City

Sewer  
City