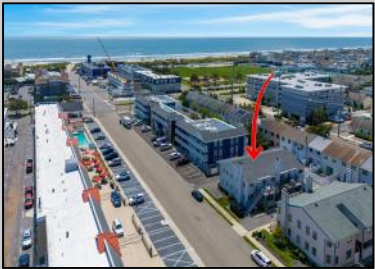


280 79th  
Avalon, NJ 08202

Asking \$1,165,000.00



**COMMENTS**

**NEWLY RENOVATED SECOND-FLOOR CONDOMINIUM IN THE HEART OF AVALON!** Discover this beautifully updated 3-bedroom, 2-bathroom second-floor condominium, ideally situated just a short walk from the beach, Avalon's lively nightlife, exceptional restaurants, bars, the bay, and the Stone Harbor Recreation Center. Upon entering, you are greeted by a spacious open-concept layout that showcases a welcoming Great Room with brand-new flooring throughout. The elegant kitchen features an island with bar seating, perfect for casual dining or entertaining guests, along with ample space for a full dining table to accommodate family and friends. Step outside to your private deck, complete with a retractable awning for added shade and comfort—ideal for enjoying morning coffee or evening cocktails. The large primary bedroom is furnished with a king-size bed and includes its own private bathroom, while the guest bedroom provides a charming peek of the ocean and beach. This exceptional "Park-n-Walk" location is perfect for families eager to stroll to the beach or savor stunning sunsets from the bayside promenade, just two blocks away. The nearby Recreation Area offers a plethora of activities for all ages, including tennis, pickleball, basketball, baseball and softball, football, lacrosse, soccer, fitness classes, a playground, and more. It's also a prime spot for enjoying Avalon's 4th of July Fireworks celebration. Conveniently located just three blocks from local favorites like Bud's Fresh Market, Back Bay Seafood, and Mack's Pizza. The magnificent Icona Resort is just a half block away, providing added luxury and convenience. And for Union League members, The Bungalow is only two blocks away—making this a perfect retreat close to every amenity. Further highlights of this property include assigned parking, a bicycle storage area under cover, and an outdoor shower. Whether you're looking for a perfect shore getaway or a solid investment opportunity, this move-in-ready condominium puts the best of Avalon—beach, bay, recreation, dining, and relaxation—right at your doorstep. Don't miss your chance to own a piece of paradise in one of the most desirable locations on the island!

**PROPERTY DETAILS**

| UnitFeatures      | ParkingGarage    | OtherRooms     | AppliancesIncluded  |
|-------------------|------------------|----------------|---------------------|
| Tile Floors       | 1 Car            | Living Room    | Oven                |
| Laminate Flooring | Assigned Parking | Kitchen        | Microwave Oven      |
|                   | Other            | Eat In Kitchen | Refrigerator        |
|                   |                  | Dining Area    | Washer              |
|                   |                  | Great Room     | Dryer               |
|                   |                  |                | Dishwasher          |
|                   |                  |                | Smoke/Fire Detector |
|                   |                  |                | Stainless Steel     |
|                   |                  |                | Appliance           |

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Also Included  
Furniture

Heating  
Electric

Cooling  
Central Air  
Ceiling Fan

Hot Water  
Electric

Water  
City

Sewer  
City



Ask for Ben Duncan  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [bmd@bergerrealty.com](mailto:bmd@bergerrealty.com)

