



**694 21st  
Avalon, NJ 08202**

**Asking \$1,295,000.00**



## COMMENTS

This private multi-level townhome offers a unique layout and panoramic bay views from a rarely available rooftop deck. Enter through a welcoming ground-level foyer and head up to the first level, where you'll find two bedrooms, a full hall bathroom, and a laundry closet. The second level features an updated kitchen with custom cabinetry, granite counters with seating, and stainless steel appliances. Adjacent is a dining room with sliding glass doors leading to a private deck. The third level includes the primary bedroom, a second full bathroom with a large, tiled shower, and the fourth bedroom. On the top floor, a spacious living area awaits with a gas fireplace, wet bar, dishwasher, and under-counter refrigerator. Step out onto the rooftop deck to enjoy sun, cool breezes, and panoramic sunset and bay views. Additional features include a one-car garage and a stone driveway with off-street parking for at least four vehicles. The location offers easy beach access, only minutes away, a short walk to the public dock, proximity to downtown Avalon's shops and restaurants, and nearby access to the Marina. With over \$62,000 in rental income for 2024 and 2025, this is the lowest-priced 4-bedroom townhome on the island – an ideal investment or entry into island ownership. Call today to schedule your appointment!

## PROPERTY DETAILS

|                 |                |               |                    |
|-----------------|----------------|---------------|--------------------|
| UnitFeatures    | ParkingGarage  | OtherRooms    | AppliancesIncluded |
| Fireplace       | Garage         | Living Room   | Range              |
| Bar             | Stone Driveway | Dining Room   | Oven               |
| Hardwood Floors |                | Kitchen       | Microwave Oven     |
|                 |                | Storage Space | Refrigerator       |



Ask for Graham Ginn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [gmg@bergerrealty.com](mailto:gmg@bergerrealty.com)  
<https://www.ocnj.com>

Call: 609-399-0076  
Heating: Cooling  
Gas: Oil: [gmg@bergenreal.com](mailto:gmg@bergenreal.com)  
Email to: [gmg@bergenreal.com](mailto:gmg@bergenreal.com)  
<https://www.ocni.com> Multi Zoned

Sewer  
City

