

Berger Realty

Since 1920



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
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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

| Unit | Features | Parking | Garage | Other Rooms | Appliances Included |
|------|-----------------|---------|----------------|---------------|----------------------------|
| | Fireplace | | Garage | Living Room | Range |
| | Bar | | Stone Driveway | Dining Room | Oven |
| | Hardwood Floors | | | Kitchen | Microwave Oven |
| | | | | Storage Space | Refrigerator |
| | | | | | Washer |
| | | | | | Dryer |
| | | | | | Stainless Steel Appliances |
| | | | | | Gas |
| | | | | | Multi Zoned |



Ask for Kevin Halliday

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Heating: Gas Cooling: Gas

Email: keh@bergerrealty.com

Multi Zoned



Sewer
City