

# Berger Realty

Since 1928



**Berger Realty, Inc**  
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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
					Wet Bar
					Gas
					Multi Zoned



Ask for Ludwik Samselski  
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Heating: Gas  
Cooling: Multi Zoned  
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