

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



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
Wall To Wall Carpet		Storage Space	Refrigerator
			Washer
			Dryer
AlsoIncluded	Heating	Cooling	Smoke Detector
Curtains	Gas Natural	Central Air	
Blinds		Multi Zoned	
Furniture			
Water	Sewer		
City	City		

