



234 21st  
Avalon, NJ 08202

Asking \$899,000.00



#### COMMENTS

PRIME LOCATION CONDO BEAUTY! Here's your chance to own a tastefully renovated, FULLY FURNISHED, TURN-KEY, 2nd floor, 2-bedroom and 2- full bathroom condo within walking distance to everything. A perfect opportunity for those that appreciate the convenience of walking to the beach, bay, dinning and shopping. It is located directly across from the newly established Union League Whitebrier and other establishments. Dress up (or down), walk out the door and enjoy cocktails and a good meal without having to drive and find a parking spot. If you want to take a dip in the bay, the public dock is only a few short minutes' walk or if you would rather put your toes in the beach sand and hear the ocean waves it is only a little over 3 blocks away. When you enter, you are taken to an updated shore living vibe ready to immerse yourself in all that Avalon has to offer! There have been many upgrades in the past few years including, but not limited to, a new shower/tub combo in guest bath, built in closets, new composite deck making it maintenance free and a new kitchen range. In 2024 sellers installed a new hot water heater and motorized awning and in 2025 installed brand new stackable W/D, replaced HVAC blower and provided a new storm door. Indulge with friends and family, take advantage of the strong rental history ( \$32,775 Gross Rentals for 2025 as of 7/28/25 ) or... why not have the best of both worlds! Call today and bask in the glow of being the owner of this rare gem!

#### PROPERTY DETAILS

| Parking          | Garage | Other Rooms | Appliances Included | Also Included |
|------------------|--------|-------------|---------------------|---------------|
| Attached         |        | Living Room | Range               | Drapes        |
| Assigned Parking |        | Kitchen     | Oven                | Curtains      |
|                  |        | Dining Area | Microwave Oven      | Blinds        |
|                  |        | Great Room  | Refrigerator        |               |
|                  |        |             | Washer              |               |
|                  |        |             | Dryer               |               |
|                  |        |             | Dishwasher          |               |
|                  |        |             | Disposal            |               |
|                  |        |             | Stainless Appliance | Steel         |

|           |             |           |       |
|-----------|-------------|-----------|-------|
| Heating   | Cooling     | Hot Water | Water |
| Electric  | Central Air | Electric  | City  |
| Heat Pump | Ceiling Fan |           |       |

Sewer  
City

# Berger Realty

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Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Ask for Dave Zelinski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [djz@bergerrealty.com](mailto:djz@bergerrealty.com)

