



**455 21st
Avalon, NJ 08202**

Asking \$2,650,000.00



COMMENTS

This centrally located and substantially renovated property sits on a quiet, tree lined street that is just steps from downtown Avalon. Constructed in 2008 and renovated in the past couple of years, the 2,845 square foot home boasts 4 large bedrooms, 4 full bathrooms, a powder room, an enormous second floor great room, AND a huge first floor family room. A large entry foyer greets your guests as they walk immediately into the first-floor family room, complete with a wet bar and slider access to a covered first floor deck. The back of the first-floor features two bedrooms and two updated full bathrooms – one of which is en-suite. The second-floor great room is stunning, featuring a completely vaulted living room with multiple seating areas, a large dining area, and a brand new chef's kitchen, with stainless steel appliances, a large center island, and quartz countertops and backsplash. The second floor is rounded out with a junior master suite equipped with a large en-suite bathroom, and a beautifully decorated powder room. The entire third floor is dedicated to the primary suite, with an expansive, brand new bathroom featuring his and her vanities, an elegantly tiled shower, and a toilet closet. The bedroom itself is huge as well, leaving plenty of room for both a king-sized bed and a sofa, and slider access to a private deck. Other improvements include updates to all bathrooms including the powder room, two new air conditioning condensers, a new water heater, a new washer and dryer, new LED lighting throughout the entire home, and new Hunter Douglas window treatments. Perhaps best of all, this sensational property is located just a short stroll to the center of town - allowing easy access to all of the shops, restaurants, and the Union League. If you have been waiting for the perfect property to hit the market under \$3M, look no further. Schedule your appointment to see this very special home today.

PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Cable TV Sidewalks Outside Shower	ParkingGarage Parking Pad 2 Car Concrete Driveway	OtherRooms Kitchen Recreation/Family Dining Area Laundry/Utility Room Library/Study Great Room
InteriorFeatures Bar Cathedral Ceilings Fireplace- Gas Wood Flooring	AppliancesIncluded Self-Clean Oven Microwave Oven Refrigerator Washer	AlsoIncluded Blinds Furniture	Basement Crawl Space

Berger Realty

• Since 1928 •



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



Smoke/Fire Alarm
Walk in Closet
Wall to Wall Carpet
Tile Flooring

Dryer
Dishwasher
Disposal
Stove Natural Gas

Heating
Gas Natural
Forced Air
Multi-Zoned

Cooling
Central Air Condition
Ceiling Fan
Multi Zoned

HotWater
Gas- Natural

Water
City

Sewer
City



Ask for Yvonne Kuhn
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: ymk@bergerrealty.com

