

# Berger Realty

Since 1928



Berger Realty, Inc.  
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700 First  
Avalon, NJ 08202

Asking \$1,299,000.00



## COMMENTS

AMAZING INLET VIEWS! OFFERED FULLY RENOVATED BY HIGH END LOCAL BUILDER! This unit will feature a full renovation throughout including all new wide plank flooring, true chef's kitchen with high end appliance package, custom trim work, new bathrooms, new windows, new slider, new fixtures, and MORE!!! The Avalon Condos are an amenity filled condo building located in a quiet residential neighborhood, just over one block from the beach, Public Recreation and sunsets at the public bay front dock on 8th Street! Treat yourself to the roar of the ocean, inspiring sunrises, ocean & inlet views and refreshing breezes! The complex offers top-notch amenities, including a sparkling pool, a convenient elevator, covered off-street parking with an adjacent storage unit, and the added bonus of an exceptional on-site Italian restaurant, La Vecchia Fontana. \*\*\*\*NOTE current unit is not renovated, construction will begin Oct 1st, 2025. \*\*\*\*pictures in listing are of other properties renovated/built by one of the owners\*\*\*\*Two-months condo fee and same amount capital contribution for buy-in totaling approx. \$3,121.28 One seller is a NJ Licensed Real Estate Agent. Two week minimum rental restriction. Tenants are not allowed pets owners are allowed pets

## PROPERTY DETAILS

| UnitFeatures    | ParkingGarage    | OtherRooms  | AppliancesIncluded |
|-----------------|------------------|-------------|--------------------|
| Hardwood Floors | 1 Car            | Living Room | Range              |
|                 | Assigned Parking | Kitchen     | Oven               |
|                 |                  |             | Refrigerator       |
|                 |                  |             | Washer             |
|                 |                  |             | Dryer              |
|                 |                  |             | Stainless          |
|                 |                  |             | Steel              |



Ask for Leon Grisbaum  
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Cosing  
Ceiling Fan  
Ceiling Fan  
Hot Water  
Electric

