



301 80th  
Avalon, NJ 08202

Asking \$1,695,000.00



#### COMMENTS

Totally Turnkey! Totally Renovated! Totally Move-in Ready! 3 bedrooms, 2 baths, 2 story Condo in the South End of Avalon! Cambridge Greene Condominiums are walking distance to the beach, 80th Street marina, a public fishing pier, Stone Harbor's famous shops and restaurants, tennis courts, ball fields, fine dining, night life and fantastic bay view sunsets! Newly renovated kitchen and bathrooms were torn down to the studs. Condo renovation includes new kitchen appliances, new cabinets, new granite, new wood flooring throughout, new lighting fixtures, new plumbing fixtures, newly renovated bathrooms, new paint throughout, new sliding door to deck overlooking the pool, newer hot water heater and air conditioner. New furniture is included. Fully furnished and beautifully decorated! Main living area has a very spacious open floor plan with fireplace and sliding doors leading to an outdoor patio overlooking the large pool (rumor has it that it is the largest pool in Avalon!) Large master bedroom with custom built walk-in closet, and private outdoor deck. Wait 'till your friends and family see this shore home! Current owner rented several weeks but not all season. If you are looking for an investment/rental property totally move-in ready including pots, pans, beds, etc. this is a great investment find. Based on current rental rates on the island an investor can expect up to \$70,000 in rentals plus off season rental income. Property is ready to enjoy for the fall and the holiday season. Easy to Show!

#### PROPERTY DETAILS

| UnitFeatures    | ParkingGarage      | OtherRooms           | AppliancesIncluded |
|-----------------|--------------------|----------------------|--------------------|
| Fireplace       | 1 Car              | Living Room          | Range              |
| Bar             | Assigned Parking   | Kitchen              | Oven               |
| Kitchen Island  | Black Top Driveway | Eat In Kitchen       | Self-Clean Oven    |
| Hardwood Floors |                    | Dining Area          | Microwave Oven     |
|                 |                    | Laundry/Utility Room | Refrigerator       |
|                 |                    | Storage Space        | Washer             |
|                 |                    |                      | Dryer              |
|                 |                    |                      | Dishwasher         |
|                 |                    |                      | Disposal           |
| AlsoIncluded    | Heating            | Cooling              | HotWater           |
| Curtains        | Electric           | Central Air          | Electric           |
| Rugs            | Forced Air         | Ceiling Fan          |                    |
| Furniture       |                    |                      |                    |
| Water           | Sewer              |                      |                    |
| City            | City               |                      |                    |

# Berger Realty

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