

Berger Realty

Since 1928



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177 80th
Avalon, NJ 08202

Asking \$849,000.00



COMMENTS

Beach block first floor condo located in the popular Merrimac building. Prime Avalon NJ location convenient to wonderful restaurants, recreation facilities, and of course a wide beach! Unit 105 offers easy access to the on-site heated saltwater pool. Outdoor amenities include lounge chairs around the pool and a BBQ area. The interior is all NEW! The custom kitchen features a sleek cooktop, a combo convection microwave oven, and full size refrigerator (Zline brand). Durable compressed wood flooring and attractive shiplap ceilings throughout. There is an out cave with built-in twin-size bunks. The stack washer and dryer is located in an adjacent closet. A stall shower bathroom is also in this area. The primary bedroom has a King size bed, separate AC unit and a wall mounted TV. In the primary bedroom closet, there's roughed in plumbing for a possible future powder room. To be sold completely fully furnished and equipped. Assigned parking for Unit 105 is in the back lot with a pass-through walkway to the front door. Rinse off area is located on the east side of the building near the pool. The owner's lounge is an optional space for entertaining guests, and features a full bathroom, TV and galley style kitchen. Well managed association. Condo fees include water, sewer, cable, insurances, and year-round property management. Entire complex was extensively renovated in 2019 (original structure was built in 1966). Buyer to cooperate with the Seller to complete a 1031 Tax Deferred Exchange (at no expense to the Buyer). Rental income for 2025 was \$40,000+

PROPERTY DETAILS

Unit Features



Parking/Garage

1 Car

Assigned Parking

Other Rooms

Living Room

Kitchen

Breakfast Nook

Laundry/Utility Room

Storage Space

1st Floor Master Bedroom

Backyard

Appliances Included

Microwave Oven

Refrigerator

Washer

Stove/Dishwasher

Central Air Conditioning

Hardwood Floors

Walk-in Closets

Stainless Steel Appliances

Granite Countertops

Open Floor Plan

Large Windows

High Ceilings

Modern Fixtures

Smart Home Features

Energy Efficient

Custom Cabinetry

Professional Landscaping

24-Hour Security

Concierge Service

Storage Units Available

Pet-Friendly

Close to Public Transportation

Walking Distance to Beach

Shopping Area

Restaurants and Cafes

Movie Theater

Golf Course

Tennis Courts

Swimming Pool

Spa/Hot Tub

BBQ Area

Outdoor Seating

Storage Lockers

Secure Entry

Intercom System

Video Surveillance

Fire Alarm

Smoke Detectors

Carbon Monoxide Detectors

Emergency Exits

Well-Lit Common Areas

Regular Maintenance

Professional Cleaning

Insurance Coverage

Comprehensive Inspection

Warranty on Work

Transparent Pricing

No Hidden Fees

Clear Communication

Responsive Service

Professionalism

Integrity

Honesty

Reliability

Consistency

Quality Work

Attention to Detail

Customer Satisfaction

Exceeding Expectations

Going Above and Beyond

Providing Exceptional Service

Creating a Positive Experience

Ensuring the Highest Quality

Maintaining Standards

Upholding Values

Commitment to Excellence

Pursuing Perfection

Striving for the Best

Aiming for Greatness

Reaching New Heights

Setting New Records

Breaking New Ground

Pushing Boundaries

Expanding Horizons

Exploring New Frontiers

Discovering New Possibilities

Unleashing New Potential

Unlocking New Opportunities

Unveiling New Insights

Unraveling New Mysteries

Uncovering New Truths

Unearthing New Discoveries

Unleashing New Energy

Unleashing New Passion

Unleashing New Creativity

Unleashing New Innovation

Unleashing New Progress

Unleashing New Growth

Unleashing New Success

Unleashing New Achievement

Unleashing New Glory

Unleashing New Fame

Unleashing New Wealth

Unleashing New Power

Unleashing New Influence

Unleashing New Authority

Unleashing New Prestige

Unleashing New Respect

Unleashing New Admiration

Unleashing New Love

Unleashing New Affection

Unleashing New Devotion

Unleashing New Commitment

Unleashing New Dedication

Unleashing New Passion

Unleashing New Enthusiasm

Unleashing New Excitement

Unleashing New Joy

Unleashing New Happiness

Unleashing New Well-being

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