

177 74th  
Avalon, NJ 08202

Asking \$4,799,000.00



**COMMENTS**

Contemporary two-story home in the beautiful, quiet, south-end of Avalon. Upside down style home with 4 bedrooms, 2 full baths and 2 half baths. (One of the first floor bedrooms is currently used as a den with a half bath.) The first floor features a tiled foyer, 3 bedrooms, 1 full bath, 1 half bath, laundry room and direct access to the attached garage. The second floor features soaring cathedral ceilings, large great room with wood burning fireplace, dining area, kitchen, primary bedroom and large primary bath with a large jacuzzi and tiled shower as well as the second half bath. Home has multiple decks with exceptional views. The front of the home has quiet deck at entry level that allows for views of the beach and beach path. The second floor has three spacious decks: two in the front of the house and one very large deck in the rear of the house. The second floor decks include a quiet lounging deck accessible from the primary bedroom. The large front deck directly off of the living area is great for lounging and entertaining with exceptional views of the beach and ocean. There is a very large deck at the rear of the house that runs the width of the house and is accessible from the dining area that provides a very large area for entertaining. Home has a concrete driveway with two off-street parking spaces, attached garage with auto door opener, fenced in yard, outside shower and stone rear yard. If you are looking for a large, south-end lot for your dream home, this is a 60' x 110' lot, with 60' of frontage, 4th lot from the beach on a quiet block with underground utilities.

**PROPERTY DETAILS**

Exterior Wood	OutsideFeatures Deck Fenced Yard Storage Building Cable TV Sidewalks Outside Shower	ParkingGarage Garage 1 Car Attached Auto Door Opener Concrete Driveway	OtherRooms Living Room Kitchen Den/TV Room Dining Area Laundry/Utility Room
InteriorFeatures Cathedral Ceilings Skylight Smoke/Fire Alarm Walk in Closet Wall to Wall Carpet Fireplace- Wood Tile Flooring Kitchen Island	AppliancesIncluded Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Stove Electric	AlsoIncluded Drapes Curtains Shades Blinds Fireplace Equipment Furniture	Basement Crawl Space

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Heating  
Gas Natural  
Forced Air

Cooling  
Central Air Condition  
Electric

HotWater  
Electric

Water  
City

Sewer  
City



Ask for James P. Monroe  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [jmp@bergerrealty.com](mailto:jmp@bergerrealty.com)

