

# Berger Realty

Since 1928



Berger Realty, Inc  
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128 16th  
Avalon, NJ 08202

Asking \$2,995,000.00



## COMMENTS

128 16th Street in Avalon - A special opportunity for a buyer to upgrade this 23 year old home offering 4 bedrooms, 2.5 baths, large great room with sundeck off living area, and large 1st floor family room with kitchenette and screened porch across the whole back of the home. 1st floor offers 3 bedrooms, 1 full bath, laundry room, large family room with gas fireplace on back of home leading to screened porch with plenty of space in the rear yard for a buyer who is interested in installing a swimming pool. There is a large storage room on the first floor that has the space for another full bathroom to be added if a buyer wants an additional bathroom. 2nd floor with large great room with sun deck, powder room, master suite with walk in closet and separate sitting room and southern exposure sundeck. Property to be sold unfurnished and in "as is" condition.

## PROPERTY DETAILS

|                                                                               |                                                                                                                                |                                      |                                                                                                                 |
|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior<br>Shingle<br>Vinyl                                                  | Outside Features<br>Deck<br>Screened Porch<br>Cable TV<br>Sidewalks<br>Outside Shower                                          | Parking/Garage<br>Concrete Driveway  | Other Rooms<br>Living Room<br>Kitchen<br>Recreation/Family<br>Dining Area<br>Laundry/Utility Room<br>Great Room |
| Appliances Included<br>Refrigerator<br>Washer<br>Dryer<br>Smoke/Fire Detector | Basement<br>Over Space<br>Outside Entrance<br>1330 Bay Avenue, Ocean City<br>Call: 609-391-1330<br>Email: ahm@bergerrealty.com | Heating<br>Gas Natural<br>Forced Air |                                                                                                                 |
| Hot Water<br>Gas- Natural                                                     | Water<br>City                                                                                                                  |                                      |                                                                                                                 |

