



**162 33rd  
Avalon, NJ 08202**

**Asking \$3,495,000.00**



#### COMMENTS

When looking for a single-family home located within two blocks of the beach in Avalon/Stone Harbor, this is the lowest price you'll find for the most substantial home! The super convenient Park-n-Walk location has just one street to cross on the way to some of the widest beaches on the entire Island, and you can leave the car parked and walk to all sorts of popular destinations! There's plenty of room for family & friends with the 5 bedroom, 3 ½ bath floor plan, which also features a Family Room and a Laundry Room. The First Floor Family Room opens to a southern exposed deck and then down to a private rear yard, which is ideal for those summertime BBQs with family & friends, or a setting for a beautiful new pool if you'd like! The 2nd Floor features a wide-open Living/Kitchen/Dining area with a soaring cathedral ceiling above! Sliding doors provide convenient access from the Great Room to a large deck that spans the width of the property. The updated Kitchen features granite counters complimented with a tile backsplash, stainless steel appliances (including a new dishwasher) and custom cabinetry. This home has enjoyed numerous updates, including: a new kitchen, new flooring, new bathrooms, new decks, a new roof (2020), and new heating & air conditioning in 2017. There's also an oversized detached garage, which is perfect for storing your beach gear, bikes, a golf cart and more! The property commands a peak weekly rental rate of \$10,000. No leases have been accepted for the 2026 season. Other nearby popular destinations include the Public Dock located at 33rd & the bay, (where you can fish, crab and enjoy the sunset), Public Recreation areas located at: 30th Street (next to the Avalon Public School) , 39th Street (tennis and a playground), and there's a playground and all sorts of events happening at Avalon's Surfside Park and the Avalon Community Center, which are located on the beachfront at 30th Street. In addition, Avalon's award-winning library is located on 32nd Street, and the boardwalk spans along the beachfront from 32nd Street to 21st Street - it's the perfect setting for a relaxing walk or an invigorating run! The home is being sold furnished in turn-key condition!

#### PROPERTY DETAILS

| OutsideFeatures    | ParkingGarage  | OtherRooms           | InteriorFeatures      |
|--------------------|----------------|----------------------|-----------------------|
| Deck               | 3 Car          | Living Room          | Cathedral Ceilings    |
| Porch              | Stone Driveway | Kitchen              | Wood Flooring         |
| Fenced Yard        |                | Den/TV Room          |                       |
| Storage Building   |                | Dining Area          |                       |
| Outside Shower     |                | Laundry/Utility Room |                       |
|                    |                | Great Room           |                       |
| AppliancesIncluded | AlsoIncluded   | Heating              | Cooling               |
| Oven               | Furniture      | Gas Natural          | Central Air Condition |

# Berger Realty

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