

# Berger Realty

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Berger Realty, Inc.  
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8 27th  
Avalon, NJ 08202

Asking \$4,195,000.00



## COMMENTS

A VERY RARE FIND. Beautiful, almost new (built in 2023) corner BEACH BLOCK, three-story, upside-down style townhome with five bedrooms, four and a half baths with wonderful ocean views. Enjoy the short walk to beach as well as the convenient access to town. Lifeguards are located at 26th and 28th Street and 30th Street is a surfing beach. First floor has a bedroom, hall bath and wonderful family room with two beverage fridges overlooking the in-ground pool with ample paver decking for lounging. Second floor great room offers a living area with gas fed fireplace, spacious dining area and beautiful kitchen with white cabinets, stone tops, premium stainless-steel appliances and powder room flowing out to the main covered deck. There is a wonderful bedroom with en-suite bath on the second floor. Third floor has a fabulous primary bedroom with en-suite bath and large sun deck offering astounding ocean views. There are two more bedrooms, hall bath and laundry located on the third floor. The beach block in Avalon is primarily single family zoned so this unique townhome is near impossible to replicate. The pool area has perimeter arborvitae for privacy and the landscaping around the home is stunning. The home is sold attractively furnished.

## PROPERTY DETAILS

| Unit | Features        | Parking | Garage            | Other | Rooms             | Appliances | Included        |
|------|-----------------|---------|-------------------|-------|-------------------|------------|-----------------|
|      | Fireplace       |         | Garage            |       | Kitchen           |            | Range           |
|      | Kitchen Island  |         | 1 Car             |       | Recreation/Family |            | Self-Clean Oven |
|      | Hardwood Floors |         | Attached          |       | Eat In Kitchen    |            | Microwave Oven  |
|      |                 |         | Concrete Driveway |       | Dining Area       |            | Refrigerator    |
|      |                 |         |                   |       | Great Room        |            | Washer          |
|      |                 |         |                   |       |                   |            | Dryer           |
|      |                 |         |                   |       |                   |            |                 |



Ask for Patricia (Tish) Spengler  
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Email to: pjs@bergerrealty.com  
Heating: Gas Natural  
Forced Air  
Multi-Zoned  
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Ceiling Fan  
Multi Zoned



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City

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City