

# Berger Realty

Since 1920



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500



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212 25th  
Avalon, NJ 08202

Asking \$1,875,000.00



## COMMENTS

5-bedroom, 3-bath Welsh Built townhome offering 3 levels of living space—each with its own full bath. The open-concept main floor features a gas fireplace, updated kitchen (2021) with quartz counters, stainless steel appliances. Enjoy outdoor living with a front deck overlooking downtown, a private deck off the primary suite, and an outdoor shower. Additional features include 1st floor laundry, smart thermostats, one-car garage with a 2-car driveway, locked storage area under the home, and low taxes. Unbeatable location in the heart of downtown—steps to shops, restaurants, ice cream & mini golf, just a short walk to the beach, and only one block to the bay. Excellent rental history with wonderful tenants makes this an ideal investment or vacation retreat. Can be delivered furnished or unfurnished. One Year Home warranty included.

## PROPERTY DETAILS

| UnitFeatures        | ParkingGarage     | OtherRooms           | AppliancesIncluded  |
|---------------------|-------------------|----------------------|---------------------|
| Fireplace           | Garage            | Living Room          | Range               |
| Kitchen Island      | 1.5 Car           | Kitchen              | Self-Clean Oven     |
| Wall To Wall Carpet | Attached          | Eat In Kitchen       | Microwave Oven      |
| Cathedral Ceiling   | Concrete Driveway | Dining Area          | Refrigerator        |
| Foyer               |                   | Laundry/Utility Room | Washer              |
| Tile Floors         |                   |                      | Dryer               |
|                     |                   |                      | Dishwasher          |
|                     |                   |                      | Disposal            |
|                     |                   |                      | Smoke/Fire Detector |
|                     |                   |                      | Stainless Steel     |



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Call: 609-391-0500  
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Heating: Forced Air  
Cooling: Gas  
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