



**83 13th
Avalon, NJ 08202**

Asking \$6,999,000.00



COMMENTS

Avalon OCEAN FRONT opportunity! Prime residential location nestled along the wide protective dune. The 180 degree views are exceptional and will improve with the higher elevation of a new build. The 10' X 60' deeded driveway provides exclusive access to the full size lot measuring 50' X 110'. In recent years, the home has been enjoyed as a summer vacation rental. The house features 3 levels of living space, with 5 bedrooms, 2 full baths, and 2 half baths. The 2 outside showers conveniently handle the after beach needs! There is an existing CAFRA permit that the seller will share with a buyer. The buyer will be responsible for updating the CAFRA permit documents in order to obtain a building permit. Prior to closing, the seller will coordinate/pay for the demolition of the building, and grading of the lot. Seller will obtain the necessary demolition permit from the Borough of Avalon. The buyer will cooperate with the seller regarding the paperwork for a 1031 Tax Deferred Exchange at no cost or liability to the buyer.

PROPERTY DETAILS

Exterior Wood	OutsideFeatures Patio Deck Grill Fenced Yard Cable TV Outside Shower	ParkingGarage Garage Attached Auto Door Opener Black Top Driveway	OtherRooms Living Room Dining Room Kitchen Den/TV Room Pantry Laundry/Utility Room Great Room
InteriorFeatures Cathedral Ceilings Fireplace- Gas Smoke/Fire Alarm Walk in Closet Wall to Wall Carpet Tile Flooring	AppliancesIncluded Self-Clean Oven Refrigerator Washer Dryer Dishwasher Disposal Stainless appliance	AlsoIncluded Blinds Furniture steel	Basement Crawl Space
Heating Gas Natural Forced Air	Cooling Central Air Condition Ceiling Fan	HotWater Electric	Water City

Berger Realty

• Since 1928 •



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

✉ info@bergerrealty.com



Multi Zoned

Sewer
City



Ask for Mark Kolmer
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: mkj@bergerrealty.com

