



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

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



Multi Zoned

Sewer
City



Ask for Tara Cruser-Moss
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: tcm@bergerrealty.com

