



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

# Berger Realty

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