



**58 15th
Avalon, NJ 08202**

Asking \$4,595,000.00



COMMENTS

Enjoy the captivating sights and sounds of the ocean from this beach-block home, located just four houses away from the beach path in a quiet neighborhood and only a short walk to town. Buried utilities on the street enhance the clean, aesthetic appeal. The 1st floor offers two bedrooms, one full bathroom, a laundry room, and a spacious family room overlooking the southern-exposed pool & patio area. The family room features a wet bar with a quartz countertop, built-in cabinetry, a beverage refrigerator, and a dishwasher. A sliding glass door opens to the rear yard for easy indoor-outdoor entertaining. The pool is larger than most, having been constructed under prior, less restrictive zoning regulations. The 2nd floor features an open-concept Great Room with a vaulted ceiling above the living & dining areas, creating a bright and inviting space. Enjoy ocean views from both the front & rear decks, and the refreshing ocean breeze flowing through sliding glass doors on both ends of the home. Each of the two bedrooms on this level has a vaulted ceiling with a skylight and private access to the rear deck. Additional highlights include a garage, built-in speakers, seating at the kitchen counter, and stainless-steel appliances. The property has a strong rental history with a number of repeat tenants, many of whom have expressed interest in returning in 2026. The 2025 Rental Income was over \$170,000! It's challenging to find a property For Sale with these benefits - on a quiet street, yet close to the beach & town — don't miss this outstanding opportunity!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Shingle	Patio	Garage	Living Room
Vinyl	Deck	1 Car	Kitchen
	Enclosed/Covered	Attached	Den/TV Room
	Patio	Concrete Driveway	Eat-In-Kitchen
	Grill		Dining Area
	Fenced Yard		Laundry/Utility Room
	Outside Shower		Great Room
	In Ground Pool		Storage Attic
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Range	Blinds	Crawl Space
Cathedral Ceilings	Oven	Furniture	Outside Entrance
Fireplace- Gas	Microwave Oven		
Wood Flooring	Refrigerator		
Skylight	Washer		
Laminate Flooring	Dryer		

Berger Realty

• Since 1928 •



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

✉ info@bergerrealty.com



Tile Flooring
Beverage Refrigerator

Dishwasher
Disposal
Smoke/Fire Detector
Stove Electric
Wine Cooler
Stainless steel
appliance

Heating
Gas Natural

Cooling
Central Air Condition
Ceiling Fan

HotWater
Electric

Water
City

Sewer
City



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

