



**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, an icemaker, 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, a gas fireplace, built-in speakers, seating at the kitchen counter, and stainless-steel appliances. This home offers a desirable combination of location, design, and performance — generating over \$160,000 in rental income this year! 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 Shingle Vinyl	OutsideFeatures Patio Deck Enclosed/Covered Patio Grill Fenced Yard Outside Shower In Ground Pool	ParkingGarage Garage 1 Car Attached Concrete Driveway	OtherRooms Living Room Kitchen Den/TV Room Eat-In-Kitchen Dining Area Laundry/Utility Room Great Room Storage Attic
InteriorFeatures Bar Cathedral Ceilings Fireplace- Gas Wood Flooring Skylight Laminate Flooring	AppliancesIncluded Range Oven Microwave Oven Refrigerator Washer Dryer	AlsoIncluded Blinds Furniture	Basement Crawl Space Outside Entrance



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Tile Flooring	Dishwasher		
Beverage Refrigerator	Disposal		
	Smoke/Fire Detector		
	Stove Electric		
	Wine Cooler		
	Stainless	steel	
	appliance		
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Gas- Natural	City
	Ceiling Fan		
Sewer			
City			

