



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

# Berger Realty

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