



**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

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