



**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              |                   |                      |

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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Ask for Sean McGinnis  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [smc@bergerrealty.com](mailto:smc@bergerrealty.com)

