



**2118 First  
Avalon Boro, NJ 08202**

**Asking \$4,175,000.00**



#### COMMENTS

Prime Avalon Luxury Retreat – A Rare Turnkey Investment & Lifestyle Opportunity! Welcome to 2118 1st Ave, Avalon, NJ—a meticulously renovated luxury beach home just two blocks from the beach, offering luxury living, strong investment potential, and a partial ocean view from the third-floor balcony. Spanning 3,378 sq. ft. across three floors, this 6-bedroom, 5.5-bath residence features high-end finishes, designer details, and multiple master suites, making it ideal for personal use or as a high-performing short-term luxury rental. This property is already operating as a top-tier short-term luxury rental, with strong bookings in place for multiple seasons, offering a rare opportunity for immediate cash flow. For qualified buyers, the seller is open to transferring ownership via the LLC that holds the property, which may offer potentially significant savings at closing (consult with your tax advisor). Additionally, the seller is willing to offer owner financing and is open to remaining involved in property management, ensuring a seamless transition for investors looking to maximize returns. Designed for both entertaining and relaxation, the home features a gourmet chef's kitchen with Bosch stainless steel appliances, quartz countertops, and an oversized island. Expansive outdoor spaces include multiple decks, a heated pool with hot tub conversion, and a full outdoor kitchen with a built-in grill, sink, and seating area. A unique poolside garage, accessible from both ends, functions as a poolside cabana with seating, a TV, and a mini fridge while also providing ample storage for all of your beach and pool equipment. The home is being sold fully furnished with all professional designer-selected furnishings, allowing for a truly turnkey experience. To ensure years of worry-free enjoyment, the home is equipped with dual-zone HVAC and newer mechanical systems, including a tankless hot water heater and HVAC on the main floor replaced in 2023, a new coil and condenser on the upstairs furnace replaced in 2021, and a hot water heater on the third floor replaced in 2020. Located just steps from Avalon's best beaches, dining, and entertainment, this property offers the perfect combination of coastal luxury and investment potential. Whether you're looking for a smart investment, a private coastal retreat, or a blend of both, this Avalon gem delivers exceptional value and versatility. Schedule your private tour today and experience the Avalon lifestyle for yourself!

#### PROPERTY DETAILS

|          |                 |                 |                      |
|----------|-----------------|-----------------|----------------------|
| Exterior | OutsideFeatures | ParkingGarage   | OtherRooms           |
| Vinyl    | Cabana          | Detached Garage | Den/TV Room          |
|          | Curbs           | One Car         | Dining Area          |
|          | Deck            |                 | Great Room           |
|          | Enclosed        | Outside         | Laundry/Utility Room |
|          | Shower          |                 | Loft                 |
|          | Fenced Yard     |                 | Pantry               |

# Berger Realty

Since 1928



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|  |   |   |   |
|--|---|---|---|
|  | Outside Shower<br>Patio<br>Pool-In Ground<br>Porch<br>Sidewalks<br>Whirlpool/Spa                          |   | Primary BR on 1st floor                             |
| InteriorFeatures<br>Bar                              | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | AlsoIncluded<br>Blinds<br>Curtains<br>Furnished<br>Rugs | Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned |
| Cooling<br>Central<br>Electric<br>Gas<br>Multi-Zoned | HotWater<br>Gas<br>Tankless-gas   | Water<br>Public   | Sewer<br>Public Sewer                               |



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