

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



694 21st  
Avalon Boro, NJ 08202

Asking \$1,390,000.00



## COMMENTS

Experience coastal living at its best! This stunning townhome is just minutes from the beach and features multiple decks for exceptional outdoor living, including a rooftop deck for gorgeous sunset bay views. With 4 bedrooms and 2 baths, this multi-level townhome is designed for both comfort and style. An upside-down layout gives privacy to the bedrooms on the lower levels, while the dining and main level feature several large windows showcasing wonderful views. This home has been updated and meticulously maintained to include new flooring throughout, custom kitchen cabinetry, granite countertops, and stainless steel appliances. The main floor is set up for exceptional entertaining with a gas fireplace and wet bar complete with a new beverage cooler and a dishwasher. A one-car garage and off-street parking for five additional cars add to the convenience of this home. Located in an ideal tranquil setting just minutes to Avalon's beautiful beaches, public docks, shops, and restaurants, this property also offers several nearby public bay access points—perfect for sunset chasers, kayakers, or investors. With a strong rental history generating \$62K in 2024, this is a fantastic opportunity to own a slice of paradise, complete with unforgettable sunset views!

## PROPERTY DETAILS

OutsideFeatures Deck	ParkingGarage One Car	OtherRooms Dining Area Eat In Kitchen Loft Recreation/Family	AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator
Ask for Donna M. Drohan Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: dmd@bergerrealty.com			
AlsoIncluded Furnished	Heating Forced Air Gas-Natural	Central	

Sewer  
Public Sewer

