

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**531 Avalon**  
**Avalon Boro, NJ 08202**

**Asking \$1,189,000.00**



## COMMENTS

Welcome to a true BAY gem—where rare, PANORAMIC, and completely unobstructed WATER VIEWS take center stage! This charming 2-bedroom, 2-bathroom home is perfectly situated on a quiet, low-traffic street directly across from the Avalon Manor Community Marina (Lou Hart Marina), making it a dream for any boating enthusiast (reduced rate for slips!). From the moment you enter, you'll be CAPTIVATED by the OPEN floor plan that showcases serene WATER VIEWS from nearly every room. Recent upgrades include brand new granite countertops, new flooring, and a new water heater, adding comfort and style to this already inviting retreat. The home also features a VERSATILE loft space that can easily function as a third sleeping area, game room, second den, or home office—whatever suits your lifestyle best. Off the back, a Florida room invites you to unwind and enjoy dazzling SUNSETS year-round. Whether you're searching for a peaceful summer escape, a cozy year-round retreat, or a savvy investment property, this home offers endless possibilities. Enjoy it just the way it is, renovate to your taste, expand upward and outward, or even rebuild your dream WATERFRONT home from scratch. The TRIPLE lot provides plenty of off-street parking! All this tranquility comes just minutes from the beautiful Avalon BEACHES, local dining, and everything this beloved shore town has to offer. Coastal living doesn't get more inviting than this!

## PROPERTY DETAILS

|                                                                                                                                                              |                          |                                                |                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------------|------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                                            | Outside Features<br>Deck | Parking<br>Attached Garage<br>Auto Door Opener | Other Rooms<br>Florida Room<br>Loft<br>Storage Attic |
| <p>Ask for Tom Melchiorri<br/>Berger Realty Inc<br/>3160 Asbury Avenue Ocean City<br/>NJ 08226<br/>Call: 609-399-0076<br/>Email to: tom@bergerrealty.com</p> |                          |                                                |                                                      |
| <p>Appliances Included<br/>Dishwasher<br/>Disposal<br/>Microwave<br/>Refrigerator<br/>Self Cleaning Oven<br/>Washer</p>                                      |                          |                                                |                                                      |
| <p>Basement<br/>Crawl Space</p>                                                                                                                              |                          |                                                |                                                      |



|                                      |                       |                 |                       |
|--------------------------------------|-----------------------|-----------------|-----------------------|
| Cooling<br>Ceiling Fan(s)<br>Central | Hot Water<br>Electric | Water<br>Public | Sewer<br>Public Sewer |
|--------------------------------------|-----------------------|-----------------|-----------------------|