



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



176 24th, Avalon, NJ, 08202

Price \$4,149,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 14            |
| Bedrooms     | 6             |
| Baths Full   | 5             |
| Baths Half   | 1             |
| Year Built   | 2013          |
| Type         | Single Family |
| Block Number | 24.03         |
| Listing #    | 233213        |
| Taxes        | 9964.00       |

#### COMMENTS

*This centrally located, 2013 custom built home sits on a massive, 70' x 110' lot and offers 6 bedrooms, 5.5 bathrooms, and an expansive rear yard entertaining space. The scale of this lot, which is 40% larger than the majority of lots in the center of Avalon, is noticeable throughout the property. The five-car driveway is lined with 20-foot-tall Leyland Cypress trees. ...*

#### PROPERTY FEATURES

|   |  |   |  |
|---|--|---|--|
| Exterior<br>Vinyl   | OutsideFeatures<br>Deck<br>Porch<br>Fenced Yard<br>Outside Shower<br>In Ground Pool<br>Sprinkler System  | ParkingGarage<br>Concrete Driveway<br>4 car parking | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Recreation/Family<br>Laundry/Utility Room<br>1st Floor Primary<br>Bedroom |
| InteriorFeatures<br>Cathedral Ceilings<br>Fireplace- Gas<br>Wood Flooring<br>Security System<br>Smoke/Fire Alarm<br>Storage<br>Kitchen Island | AppliancesIncluded<br>Range<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal<br>Smoke/Fire Detector | AlsoIncluded<br>Furniture                           | Heating<br>Gas Natural<br>Forced Air<br>Multi-Zoned  |
| Cooling<br>Central Air Condition<br>Multi Zoned   | HotWater<br>Gas- Natural   | Water<br>City                                       | Sewer<br>City  |

#### CONTACT

Ask for Ken Sedberry  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-442-3850

Scan to see Property page.



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