



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



40 13th, Avalon, NJ, 08202

Price \$5,895,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 15            |
| Bedrooms     | 6             |
| Baths Full   | 6             |
| Baths Half   | 0             |
| Year Built   | 2006          |
| Type         | Single Family |
| Block Number | 13            |
| Listing #    | 250508        |
| Taxes        | 16403.00      |

#### COMMENTS

**THIS BEACH BLOCK HOME IS NESTLED JUST 6TH FROM THE BEACH IN AVALON'S QUIET NORTH END! Being so close to the beach, you'll be mesmerized by the beautiful views, the soothing sound of the breaking waves and the refreshing ocean breezes! This is a great street, featuring buried utility lines for enhanced aesthetics and it's just a short stroll to Avalon's sprawling Pu...**

#### PROPERTY FEATURES

|                                                                                                                                                                        |                                                                                                                                             |                                    |                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior<br>Shingle<br>Vinyl                                                                                                                                           | OutsideFeatures<br>Deck<br>Enclosed/Covered Patio<br>Fenced Yard<br>Outside Shower<br>In Ground Pool<br>Sprinkler System<br>Security Camera | ParkingGarage<br>Concrete Driveway | OtherRooms<br>Living Room<br>Kitchen<br>Recreation/Family<br>Dining Area<br>Laundry/Utility Room<br>Great Room |
| InteriorFeatures<br>Fireplace- Gas<br>Wood Flooring<br>Security System<br>Smoke/Fire Alarm<br>Walk in Closet<br>Wall to Wall Carpet<br>Tile Flooring<br>Kitchen Island | AppliancesIncluded<br>Range<br>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                                                                                         |
| Cooling<br>Central Air Condition                                                                                                                                       | HotWater<br>Gas- Natural                                                                                                                    | Water<br>City                      | Sewer<br>City                                                                                                  |

#### CONTACT

Ask for Denise Kelley  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-703-2706  
Email to: dlk@bergerrealty.com

Scan to see Property page.



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