



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
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 Shingle Vinyl	OutsideFeatures Deck Enclosed/Covered Patio Fenced Yard Outside Shower In Ground Pool Sprinkler System Security Camera	ParkingGarage Concrete Driveway	OtherRooms Living Room Kitchen Recreation/Family Dining Area Laundry/Utility Room Great Room
InteriorFeatures Fireplace- Gas Wood Flooring Security System Smoke/Fire Alarm Walk in Closet Wall to Wall Carpet Tile Flooring Kitchen Island	AppliancesIncluded Range Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector	AlsoIncluded Furniture	Heating Gas Natural
Cooling Central Air Condition	HotWater Gas- Natural	Water City	Sewer City

#### CONTACT

Ask for John Tonkinson  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-741-7841  
Email to: jtn@bergerrealty.com

Scan to see Property page.



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