



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



55 22nd, Avalon, NJ, 08202

Price \$2,799,000.00



#### PROPERTY DETAILS

Total Rooms	10
Bedrooms	4
Baths Full	1
Baths Half	2
Year Built	1948
Type	Single Family
Block Number	21.02
Listing #	251328
Taxes	7437.00

#### COMMENTS

Here's the perfect location for your new future dream home at the shore. An enviable location being just 1 1/2 blocks to the beach, 1 1/2 blocks to dinning and shopping, 2 1/2 blocks to the bay and a short 8 block walk to playgrounds and recreation facilities for kids and adults. Imagine being able to easily maneuver to all the best activities the island has to offer. The...

#### PROPERTY FEATURES

Exterior Vinyl	OutsideFeatures Deck Porch Outside Shower See Remarks	ParkingGarage See Remarks	OtherRooms Living Room Dining Room Kitchen See Remarks
InteriorFeatures Wall to Wall Carpet Laminate Flooring	AppliancesIncluded Oven Refrigerator Dishwasher	AlsoIncluded See Remarks	Basement Crawl Space
Heating Gas Natural	Cooling None	HotWater Electric	Water City
Sewer City			

#### CONTACT



Ask for J.K. Hepner, III  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-457-9457  
Email to: jkh@bergerrealty.com

Scan to see Property page.



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