

# Berger Realty

Since 1926



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500  
ec17@BergerRealty.com



65 24th, Avalon, NJ, 08202

Price \$7,295,000.00

## PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 17            |
| Bedrooms     | 6             |
| Baths Full   | 6             |
| Baths Half   | 2             |
| Year Built   | 2025          |
| Type         | Single Family |
| Block Number | 23            |
| Listing #    | 251939        |
| Taxes        | 9.00          |

## COMMENTS

**THIS IS THE ONLY BRAND-NEW BEACH BLOCK HOME FOR SALE IN AVALON! NOW SOLD FURNISHED, with updated photos coming by mid-Sept. The location, just two homes away from the beach path, offers you VIEWS THAT ARE FAR SUPERIOR to the view offered by most other homes. It's not often that you'll have the opportunity to purchase this combination of a brand-new home in such a great, ...**

## PROPERTY FEATURES

|                                                                                                                                  |                                                                                                         |                                           |                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-------------------------------------------|-----------------------------------------------------------------------|
| Exterior<br>Wood                                                                                                                 | OutsideFeatures<br>Patio<br>Deck<br>Fenced Yard<br>Outside Shower<br>In Ground Pool<br>Sprinkler System | ParkingGarage<br>Garage<br>Stone Driveway | OtherRooms<br>Recreation/Family<br>Laundry/Utility Room<br>Great Room |
| InteriorFeatures<br>Bar<br>Cathedral Ceilings<br>Elevator<br>Fireplace- Gas<br>Wood Flooring<br>Walk in Closet<br>Kitchen Island | AppliancesIncluded<br>Range<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher          | Basement<br>Crawl Space                   | Heating<br>Gas Natural<br>Forced Air<br>Multi-Zoned                   |
| Cooling<br>Central Air Condition<br>Multi Zoned                                                                                  | HotWater<br>Gas- Natural<br>On Demand                                                                   | Water<br>City                             | Sewer<br>City                                                         |

## CONTACT



Ask for Matthew Galownia  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-234-6472  
Email to: gmj@bergerrealty.com

Scan to  property page.

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