

# Berger Realty

Since 1926



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



268 32nd, Avalon, NJ, 08202

Price \$2,995,000.00

## PROPERTY DETAILS

Total Rooms	12
Bedrooms	5
Baths Full	3
Baths Half	1
Year Built	2025
Type	Townhouse
Block Number	32.024
Listing #	251946
Taxes	9999999.00

## COMMENTS

*\*This property will only be listed for sale until July 9th, after which it will no longer be available for sale. Any contract must be signed by July 9th.\* This centrally located, brand new Tom Welsh townhome sits just two cross streets from a wide, beautiful, guarded beach and steps from Avalon's vibrant town center. Uniquely positioned across from an elementary school,...*

## PROPERTY FEATURES

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	Garage	Kitchen	Range
Kitchen Island	Attached	Dining Area	Self-Clean Oven
Hardwood Floors	Concrete Driveway	Laundry/Utility Room	Microwave Oven
Tile Floors		Great Room	Refrigerator
			Washer
			Dryer
			Dishwasher
			Disposal
Heating	Cooling	HotWater	Water
Gas Natural	Central Air	Gas	City
Forced Air	Ceiling Fan		
Multi-Zoned	Multi Zoned		
Sewer			
City			

## CONTACT



Ask for Barbara Varacalli  
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3160 Asbury Avenue, Ocean City  
Call: 609-602-4706  
Email to: bav@bergerrealty.com

Scan to see Property page.



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