



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



455 21st, Avalon, NJ, 08202

Price \$2,650,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 10            |
| Bedrooms     | 4             |
| Baths Full   | 4             |
| Baths Half   | 1             |
| Year Built   | 2008          |
| Type         | Single Family |
| Block Number | 20.06         |
| Listing #    | 252243        |
| Taxes        | 6926.00       |

#### COMMENTS

*This centrally located and substantially renovated property sits on a quiet, tree lined street that is just steps from downtown Avalon. Constructed in 2008 and renovated in the past couple of years, the 2,845 square foot home boasts 4 large bedrooms, 4 full bathrooms, a powder room, an enormous second floor great room, AND a huge first floor family room. A large entry foy...*

#### PROPERTY FEATURES

|                                                                                                                                                                |                                                                                                                                           |                                                            |                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                                              | OutsideFeatures<br>Deck<br>Cable TV<br>Sidewalks<br>Outside Shower                                                                        | ParkingGarage<br>Parking Pad<br>2 Car<br>Concrete Driveway | OtherRooms<br>Kitchen<br>Recreation/Family<br>Dining Area<br>Laundry/Utility Room<br>Library/Study<br>Great Room |
| InteriorFeatures<br>Bar<br>Cathedral Ceilings<br>Fireplace- Gas<br>Wood Flooring<br>Smoke/Fire Alarm<br>Walk in Closet<br>Wall to Wall Carpet<br>Tile Flooring | AppliancesIncluded<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal<br>Stove Natural Gas | AlsoIncluded<br>Blinds<br>Furniture                        | Basement<br>Crawl Space                                                                                          |
| Heating<br>Gas Natural<br>Forced Air<br>Multi-Zoned                                                                                                            | Cooling<br>Central Air Condition<br>Ceiling Fan<br>Multi Zoned                                                                            | HotWater<br>Gas- Natural                                   | Water<br>City                                                                                                    |
| Sewer<br>City                                                                                                                                                  |                                                                                                                                           |                                                            |                                                                                                                  |

#### CONTACT

Ask for Yvonne Kuhn  
Berger Realty Inc

Scan to see Property page.



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| Sewer<br>City                                                                                                                                                  |                                                                                                                                           |                                                            |                                                                                                                  |

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