

# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



320 40th, Avalon, NJ, 08202

Price \$2,095,000.00

## PROPERTY DETAILS

|              |           |
|--------------|-----------|
| Total Rooms  | 7         |
| Bedrooms     | 4         |
| Baths Full   | 2         |
| Baths Half   | 0         |
| Year Built   | 1986      |
| Type         | Townhouse |
| Block Number | 40        |
| Listing #    | 252269    |
| Taxes        | 3700.00   |

## COMMENTS

*This extensively renovated townhome offers you the uncommon opportunity to have your very own PRIVATE POOL, which is a benefit reserved almost exclusively for considerably higher priced new/nearly new townhomes! In addition, there's an uncrowded feel in the rear yard resulting from the Borough of Avalon's vacant lot, which is maintained by the Borough. The fantastic lo...*

## PROPERTY FEATURES

|                   |                  |                |                     |
|-------------------|------------------|----------------|---------------------|
| UnitFeatures      | ParkingGarage    | OtherRooms     | AppliancesIncluded  |
| Fireplace         | Auto Door Opener | Living Room    | Range               |
| Kitchen Island    | Garage           | Kitchen        | Oven                |
| Hardwood Floors   | Stone Driveway   | Eat In Kitchen | Refrigerator        |
| Skylight          |                  | Great Room     | Washer              |
| Cathedral Ceiling |                  |                | Dryer               |
| Foyer             |                  |                | Dishwasher          |
|                   |                  |                | Smoke/Fire Detector |
|                   |                  |                | Stainless Steel     |
|                   |                  |                | Appliance           |
| AlsoIncluded      | Heating          | Cooling        | HotWater            |
| Furniture         | Electric         | Central Air    | Electric            |
|                   | Heat Pump        | Ceiling Fan    |                     |
| Water             | Sewer            |                |                     |
| City              | City             |                |                     |

## CONTACT



Ask for Michael Wallitsch  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-350-9800  
Email to: mow@bergerrealty.com

Scan to see Property page.



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