



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



531 Old Avalon, Avalon Manor, NJ, 08202

Price \$1,295,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 6             |
| Bedrooms     | 2             |
| Baths Full   | 2             |
| Baths Half   | 0             |
| Year Built   | 1992          |
| Type         | Single Family |
| Block Number | 118.02        |
| Listing #    | 252541        |
| Taxes        | 8529.00       |

#### COMMENTS

Welcome to a true BAY gem—where rare, PANORAMIC, and completely unobstructed WATER VIEWS take center stage! This charming 2-bedroom, 2-bathroom home is perfectly situated on a quiet, low-traffic street directly across from the Avalon Manor Community Marina, making it a dream for any boating enthusiast (reduced rate for slips!). From the moment you enter, you'll be CAPT...

#### PROPERTY FEATURES

|                                                         |                                                                                                                                                              |                                                                             |                                                     |
|---------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------|
| Exterior<br>Vinyl                                       | OutsideFeatures<br>Deck<br>Storage Building<br>Bulkhead                                                                                                      | ParkingGarage<br>2 Car<br>Attached<br>Auto Door Opener<br>Concrete Driveway | OtherRooms<br>Loft<br>Florida Room<br>Storage Attic |
| InteriorFeatures<br>Cathedral Ceilings<br>Wood Flooring | AppliancesIncluded<br>Range<br>Oven<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal<br>Smoke/Fire Detector | Basement<br>Crawl Space                                                     | Heating<br>Gas Natural<br>Forced Air                |
| Cooling<br>Central Air Condition<br>Ceiling Fan         | HotWater<br>Electric                                                                                                                                         | Water<br>Public                                                             | Sewer<br>Public                                     |

#### CONTACT

Ask for John Tonkinson  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-741-7841  
Email to: jtn@bergerrealty.com

Scan to see Property page.



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