

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



1269 1st, Avalon, NJ, 08202

Price \$4,095,000.00

## PROPERTY DETAILS

Total Rooms	14
Bedrooms	5
Baths Full	4
Baths Half	2
Year Built	2006
Type	Single Family
Block Number	12.02
Listing #	252626
Taxes	12454.00

## COMMENTS

**CLOSE TO THE BEACH WITH ONLY ONE STREET TO CROSS.** Three stories of comfort with a cozy feeling and entertainment space galore. Highlights include a quiet location that's not far from town, a sun-drenched pool & patio area w/ wonderful cabana, four stop elevator from grade, Great Room with soaring ceilings, private bedroom/bath suites, an exquisite interior trim package &...

## PROPERTY FEATURES

Exterior Vinyl	OutsideFeatures Patio Deck Fenced Yard Cable TV Sidewalks Outside Shower In Ground Pool Sprinkler System	ParkingGarage Garage 1 Car Concrete Driveway	OtherRooms Recreation/Family Eat-In-Kitchen Dining Area Laundry/Utility Room Great Room
InteriorFeatures Cathedral Ceilings Elevator Fireplace- Gas Wood Flooring Wall to Wall Carpet Tile Flooring Kitchen Island Beverage Refrigerator	AppliancesIncluded Range Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal	AlsoIncluded Curtains Blinds Furniture	Basement Crawl Space
Heating Gas Natural Forced Air Multi-Zoned	Cooling Central Air Condition Ceiling Fan Multi Zoned	HotWater Gas- Natural	Water City
Sewer City			

## CONTACT

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