

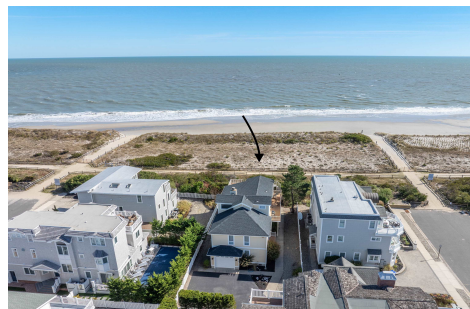


Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



83 13th, Avalon, NJ, 08202

Price \$6,999,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 9             |
| Bedrooms     | 5             |
| Baths Full   | 2             |
| Baths Half   | 2             |
| Year Built   | 1990          |
| Type         | Single Family |
| Block Number | 12.01         |
| Listing #    | 253185        |
| Taxes        | 27186.00      |

#### COMMENTS

**Avalon OCEAN FRONT opportunity! Prime residential location nestled along the wide protective dune. The 180 degree views are exceptional and will improve with the higher elevation of a new build. The 10' X 60' deeded driveway provides exclusive access to the full size lot measuring 50' X 110'. In recent years, the home has been enjoyed as a summer vacation rental. The...**

#### PROPERTY FEATURES

|                                                                                                                                        |                                                                                                                                                   |                                                                               |                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Wood                                                                                                                       | OutsideFeatures<br>Patio<br>Deck<br>Grill<br>Fenced Yard<br>Cable TV<br>Outside Shower                                                            | ParkingGarage<br>Garage<br>Attached<br>Auto Door Opener<br>Black Top Driveway | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Den/TV Room<br>Pantry<br>Laundry/Utility Room<br>Great Room |
| InteriorFeatures<br>Cathedral Ceilings<br>Fireplace- Gas<br>Smoke/Fire Alarm<br>Walk in Closet<br>Wall to Wall Carpet<br>Tile Flooring | AppliancesIncluded<br>Self-Clean Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal<br>Stove Electric<br>Stainless steel appliance | AlsoIncluded<br>Blinds<br>Furniture                                           | Basement<br>Crawl Space                                                                                            |
| Heating<br>Gas Natural<br>Forced Air                                                                                                   | Cooling<br>Central Air Condition<br>Ceiling Fan<br>Multi Zoned                                                                                    | HotWater<br>Electric                                                          | Water<br>City                                                                                                      |
| Sewer<br>City                                                                                                                          |                                                                                                                                                   |                                                                               |                                                                                                                    |

#### CONTACT

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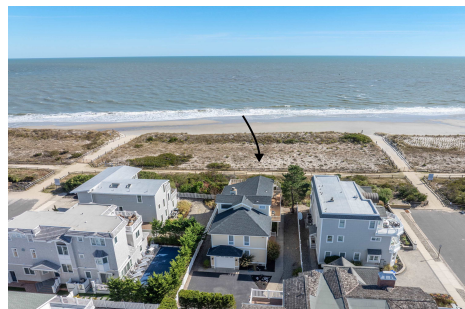


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