



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



2118 First, Avalon Boro, NJ, 08202

Price \$4,175,000.00

#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 20            |
| Bedrooms     | 6             |
| Baths Full   | 5             |
| Baths Half   | 1             |
| Year Built   | 2005          |
| Type         | Single Family |
| Block Number | 21.03         |
| Listing #    | 588143        |
| Taxes        | 10665.00      |

#### COMMENTS

**Prime Avalon Luxury Retreat – A Rare Turnkey Investment & Lifestyle Opportunity! Welcome to 2118 1st Ave, Avalon, NJ—a meticulously renovated luxury beach home just two blocks from the beach, offering luxury living, strong investment potential, and a partial ocean view from the third-floor balcony. Spanning 3,378 sq. ft. across three floors, this 6-bedroom, 5.5-bath re...**

#### PROPERTY FEATURES

|  |   |   |   |
|--|---|---|---|
| Exterior<br>Vinyl                                    | OutsideFeatures<br>Cabana<br>Curbs<br>Deck<br>Enclosed Outside<br>Shower<br>Fenced Yard<br>Outside Shower<br>Patio<br>Pool-In Ground<br>Porch<br>Sidewalks<br>Whirlpool/Spa | ParkingGarage<br>Detached Garage<br>One Car             | OtherRooms<br>Den/TV Room<br>Dining Area<br>Great Room<br>Laundry/Utility Room<br>Loft<br>Pantry<br>Primary BR on 1st floor |
| InteriorFeatures<br>Bar                              | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer   | AlsoIncluded<br>Blinds<br>Curtains<br>Furnished<br>Rugs | Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned   |
| Cooling<br>Central<br>Electric<br>Gas<br>Multi-Zoned | HotWater<br>Gas<br>Tankless-gas   | Water<br>Public   | Sewer<br>Public Sewer   |

#### CONTACT



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



2118 First, Avalon Boro, NJ, 08202

Price \$4,175,000.00

#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 20            |
| Bedrooms     | 6             |
| Baths Full   | 5             |
| Baths Half   | 1             |
| Year Built   | 2005          |
| Type         | Single Family |
| Block Number | 21.03         |
| Listing #    | 588143        |
| Taxes        | 10665.00      |

#### COMMENTS

**Prime Avalon Luxury Retreat – A Rare Turnkey Investment & Lifestyle Opportunity! Welcome to 2118 1st Ave, Avalon, NJ—a meticulously renovated luxury beach home just two blocks from the beach, offering luxury living, strong investment potential, and a partial ocean view from the third-floor balcony. Spanning 3,378 sq. ft. across three floors, this 6-bedroom, 5.5-bath re...**

#### PROPERTY FEATURES

|  |   |   |   |
|--|---|---|---|
| Exterior<br>Vinyl                                    | OutsideFeatures<br>Cabana<br>Curbs<br>Deck<br>Enclosed Outside<br>Shower<br>Fenced Yard<br>Outside Shower<br>Patio<br>Pool-In Ground<br>Porch<br>Sidewalks<br>Whirlpool/Spa | ParkingGarage<br>Detached Garage<br>One Car             | OtherRooms<br>Den/TV Room<br>Dining Area<br>Great Room<br>Laundry/Utility Room<br>Loft<br>Pantry<br>Primary BR on 1st floor |
| InteriorFeatures<br>Bar                              | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer   | AlsoIncluded<br>Blinds<br>Curtains<br>Furnished<br>Rugs | Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned   |
| Cooling<br>Central<br>Electric<br>Gas<br>Multi-Zoned | HotWater<br>Gas<br>Tankless-gas   | Water<br>Public   | Sewer<br>Public Sewer   |

#### CONTACT



**Ask for Sharon M. Russell**  
**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call:**  
**Email to: [smr@bergerrealty.com](mailto:smr@bergerrealty.com)**

Scan to see Property page.



**Ask for Sharon M. Russell**  
**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call:**  
**Email to: [smr@bergerrealty.com](mailto:smr@bergerrealty.com)**

Scan to see Property page.

