



**56 18th  
Avalon, NJ 08202**

**Asking \$4,795,000.00**



#### COMMENTS

This is an exceptional opportunity to own one of the island's best Beach block locations. Ideally situated four houses to an outstanding beach and a few blocks from recreation, boardwalk and Avalon's vibrant shopping, dining and nightlife, this location offers fun activities for those of all ages! The expansive three floor design is tastefully furnished and ready for your immediate enjoyment and or rental / investment. Special features include Large first floor family / game room, open great room with cathedral ceilings, fireplace flowing to open decks with beautiful ocean views, private third floor primary bedroom and sitting area / office. This house has been well cared for and enjoyed as a summer getaway for the current owners and their family. There's plenty of room for a pool in the sunny south facing rear yard! Call today for your appointment to see this rare offering.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	See Remarks	Living Room
	Deck		Kitchen
	Fenced Yard		Recreation/Family
	Storage Building		Dining Area
	Cable TV		Laundry/Utility Room
	Sidewalks		
	Outside Shower		
	See Remarks		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Range	Furniture	Crawl Space
Cathedral Ceilings	Self-Clean Oven	Window Treatments	
Wood Flooring	Microwave Oven		
Wall to Wall Carpet	Refrigerator		
Tile Flooring	Washer		
Kitchen Island	Dryer		
	Dishwasher		
	Disposal		
	Stove Natural Gas		
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Gas- Natural	Public
Forced Air	Multi Zoned		

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Multi-Zoned

Sewer  
Public



Ask for Brandon Howell  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [bah@bergerrealty.com](mailto:bah@bergerrealty.com)

