

**2059 First  
Avalon, NJ 08202**

**Asking \$4,750,000.00**



**COMMENTS**

NEW CONSTRUCTION for 2024!! Steps from the beach in Avalon and only 2 blocks to the beach block on 20th Street. This home will be spectacular with three stories offering one of the most sought-after floor plans on 7 Mile Island! The home will be complete with 6 bedrooms and 6.5 bathrooms. Additionally, the great room will allow for plenty of natural sunlight and will include a large kitchen, living room, and dining area, all located on the second floor. All bedrooms will include en-suite living with an additional powder room for your guests. Enjoy dining al fresco on one of the many outdoor sun decks or covered deck on the second floor. Additional indoor features will include a vaulted ceiling in the spacious living room with gas fireplace; first floor family room complete with wet bar and sliding door access to the back yard oasis. This home will come complete with an in-ground heated pool and landscaped yard. Special features include, Cedar siding, Cedar roof, a 4-stop elevator, three zones of high efficiency gas heating & central air conditioning. Further amenities include a large walk-in pantry; two laundry rooms located on the first and third floors; hardwood flooring and granite counters throughout; stainless steel appliances; and a completely landscaped yard with paver hardscape and an irrigation system. This location offers the convenience of being a few short blocks from the center of town and 2 short blocks to a lifeguarded beach. If you like to play tennis or have young children, the 12th Street Park and playground are only 6 blocks away! This home will be an Avalon classic, and you will enjoy many memories for years to come with your family. Inquire now for specs and plans.

**PROPERTY DETAILS**

|                    |                    |               |                      |
|--------------------|--------------------|---------------|----------------------|
| Exterior           | OutsideFeatures    | ParkingGarage | OtherRooms           |
| Wood               | Patio              | Garage        | Living Room          |
|                    | Deck               | 2 Car         | Dining Room          |
|                    | In Ground Pool     |               | Kitchen              |
|                    |                    |               | Recreation/Family    |
|                    |                    |               | Eat-In-Kitchen       |
|                    |                    |               | Dining Area          |
|                    |                    |               | Laundry/Utility Room |
| InteriorFeatures   | AppliancesIncluded | Basement      | Heating              |
| Cathedral Ceilings | Range              | Crawl Space   | Gas Natural          |
| Elevator           | Oven               |               |                      |
| Fireplace- Gas     | Self-Clean Oven    |               |                      |
|                    | Microwave Oven     |               |                      |
|                    | Refrigerator       |               |                      |

# Berger Realty

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



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

