

**26 17th  
Avalon, NJ 08202**

**Asking \$3,295,000.00**



**COMMENTS**

Two story, traditional home located on the intensely popular 17th Street, only one lot west of Avalon Avenue. Enjoy the fabulous beach one block away or the serenity of a quiet neighborhood within a short stroll to Avalon's wonderful shopping area, dining and entertainment. Immediately east of the site is a corner property with a 25-foot rear yard setback that is adjacent to this home. The result is a feeling of openness and privacy. The spacious floor plan allows a sun filled living room with hardwood floors, cozy den, first floor spacious bedroom, hall bath, laundry room and a large eat in kitchen with attractive wood cabinetry, stone tops, stainless steel appliances and easy access to a wonderful rear yard patio. There is ample room in the yard for a pool. The second floor has four very large bedrooms with hard wood floors and a hall bath. The oversized, southern exposed primary bedroom has a vaulted ceiling, sitting or office area and a private, en-suite bath. The sun filled primary bedroom flows to a fabulous sun deck with circular stair to a third level deck. Other features include vinyl shake exterior, two zone gas heat and central air, detached garage, ample off-street parking and hardwood floors throughout. Home sold furnished per inventory list. Whether you choose to enjoy the size and coziness of the existing home or the terrific advantages of this location for your new dream home, this property checks all of the boxes!

**PROPERTY DETAILS**

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|--|--|--|---|
| OutsideFeatures<br>Porch<br>Storage Building<br>Cable TV<br>Sidewalks<br>Outside Shower                            | ParkingGarage<br>Stone Driveway                              | OtherRooms<br>Recreation/Family<br>Dining Area<br>Laundry/Utility Room | InteriorFeatures<br>Wood Flooring<br>Wall to Wall Carpet<br>Tile Flooring |
| AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Stainless<br>appliance | AlsoIncluded<br>Curtains<br>Blinds<br>Furniture<br><br>steel | Basement<br>Crawl Space  | Heating<br>Gas Natural<br>Forced Air                                      |
| Cooling  | HotWater   | Water  | Sewer   |

# Berger Realty

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Central Air Condition  
Ceiling Fan

Gas- Natural

City

City



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