

# Berger Realty

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Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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281 71st  
Avalon, NJ 08202

Asking \$3,250,000.00



## COMMENTS

This timeless 4 bedroom, 2.5 bath home in the south end of Avalon is located close to the beach, dining and the recreation fields. The first-floor features a family room with wet bar, three well-appointed bedrooms and a hall bath. On the second floor you will find the great room, an expansive deck with a peek of the bay and the master suite. The private rear yard offers plenty of space and privacy. Come see this property, so you too can appreciate what it offers.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Fenced Yard	Garage	Living Room
	Cable TV	1 Car	Kitchen
	Sidewalks	Attached	Recreation/Family
		Auto Door Opener	Dining Area
		Concrete Driveway	Laundry/Utility Room
			Great Room

InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceilings	Range	Furniture	Crawl Space
Elevator	Microwave Oven	Window Treatments	
Smoke/Fire Alarm	Refrigerator		
Storage	Washer		
	Dryer		
	Disposal		
	Smoke/Fire Detector		
	Stove Electric		



Sewer  
City

Ask for Matthew Galownia  
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Email to [cmj@bergerrealty.com](mailto:cmj@bergerrealty.com)  
Cooling HotWater  
Central Air Conditioning  
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