



6892 Ocean  
Avalon, NJ 08202

Asking \$2,050,000.00



### COMMENTS

Discover this beautifully furnished and appointed Avalon townhome, boasting 4 bedrooms, 3 full baths, and the convenience of 3 off-street parking spaces. Just a short 2-block stroll to the pristine and serene south-end beaches. This home is perfect for coastal living. This home has been exceptionally well maintained by hands on, local Owner. The first level features 3 bedrooms and 1 full bath and a full-sized rear deck. The second floor features a spacious living room with gas fireplace, dining area and kitchen area, perfect for entertaining and enjoying views of the bay and sunset from the large rear deck with a peek at the bay. The 2nd floor also features a laundry area, full bathroom with a tub / shower combination. The stairs to the 3rd floor reveal an open view of the living area below and features a quiet nook for reading or relaxing, a sizeable master bedroom with ensuite bathroom, private deck off of the bedroom and an additional large 3rd floor deck accessible from the area at the top of the stairs. Outside features include an outside shower, storage area and 3 off-street, assigned parking spaces. THROUGH LABOR DAY - SHOWINGS ARE LIMITED TO SATURDAY CHANGEOVER BETWEEN NOON AND 2PM

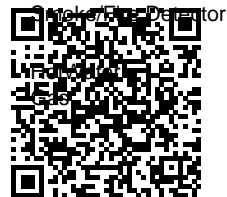
### PROPERTY DETAILS

| Unit | Features            | Parking | Garage      | Other Rooms          | Appliances Included |
|------|---------------------|---------|-------------|----------------------|---------------------|
|      | Fireplace           |         | Parking Pad | Living Room          | Microwave Oven      |
|      | Hardwood Floors     | 3 Car   |             | Kitchen              | Refrigerator        |
|      | Wall To Wall Carpet |         |             | Dining Area          | Washer              |
|      |                     |         |             | Laundry/Utility Room | Dryer               |
|      |                     |         |             |                      | Dishwasher          |
|      |                     |         |             |                      | Disposal            |



Ask for Bob Wilkins  
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Heating: Gas  
Forced Air  
Multi-Zoned  
Cooling: Ceiling Fan  
Multi Zoned  
Email: bw@bergerrealty.com



Water: City  
Sewer: City