



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 oc17@BergerRealty.com



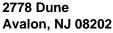












Asking \$1,475,000.00



COMMENTS

This centrally located condo is in the heart of downtown Avalon and only 3 blocks to the beach. The condo is truly a park your car and walk everywhere location. This spacious second-floor unit offers three bedrooms and two full baths with 1,425 square feet of living space. There are also 2 oversized private decks that face east and west for outdoor enjoyment and entertaining. The front entrance opens to a beautiful vaulted great room with hardwood floors, dining room, and kitchen. The primary bedroom has a recently renovated bathroom, two additional bedrooms, renovated hall bath, and laundry. The home is sold beautifully furnished including deck furniture and grill. There is a large attic that offers plenty of extra storage that you do not get in other comparable homes. The property is situated on the corner of 28th Street and Dune Drive. The 28th Street beach is guarded and features Avalon\'s only boardwalk. The low condo fees (\$145/month) cover insurance, trash collection and exterior maintenance making this a perfect entry point to Avalon. The unit comes with one dedicated partially covered parking space. Other recent updates include window fixtures & dishwasher (2022), outside shower and patio furniture (2023), Complete interior painting & bathroom renovations (2024) and many others. Contact Matt today for a private tour!

PROPERTY DETAILS			
UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Kitchen Island	1 Car	Dining Area	Range
Hardwood Floors	Assigned Parking	Laundry/Utility Room	Oven
			Microwave Oven
(25)	Ask for Laryn Crisci		Refrigerator
	Berger Realty Inc		Washer
1.44	3		
		1670 Boardwalk, Ocean City	
	Call: 609-391-0500		
	Email to: Irc@bergerrealty.com		Stocke/Tire Decentor
ST AVA			590 - Children - Child
	Heating	Cooling	the Vater
	Gas Natural	Central Air	Tids-
	Forced Air	Ceiling Fan	
		5	

Water City

Sewer City