

**9 11th
Avalon, NJ 08202**

Asking \$4,595,000.00



COMMENTS

VERY RARE NORTHEAST BEACH BLOCK CORNER HOME WITH POOL. Ideally located steps from the Townsend Inlet Fishing Jetty, the 12th Street playground, and Avalon's restaurants, this beautifully landscaped beach block home has incredible curb appeal. Five large bedrooms sleep 12 people and four full baths. The entry porch leads to a multifunctional ground floor. One of the two bedrooms opens to a relaxing covered wrap-around porch. There is a full ground-floor bath and a separate laundry room. Completing the first floor is a comfortable den featuring a wet bar and beverage cooler. The hardwood stairs lead to the large open-concept living area on the second floor. The recently renovated kitchen is equipped with stainless steel appliances and tiled backsplash. A large pantry provides significant storage space. There is ample space for dining and entertaining with a large kitchen table and quartz island breakfast bar. Located off of the living area, the wrap-around second-level deck offers the opportunity to dine alfresco and take in both inlet and ocean views. There are two additional bedrooms on the second level, one with an ensuite bath and a private deck. A full-sized tiled bath serves the other second-floor bedroom. The third floor showcases the stunning primary bedroom, complete with a walk-in closet, tiled bath with a jacuzzi, and a private wrap-around deck with amazing views of the inlet and ocean. Additional amenities include a gunite heated pool with a spa, surrounded by professional landscaping and low-voltage lighting. There is an attached garage and two off-street parking spaces. The multi-zoned HVAC units were replaced in 2023 and the beach block at 11th East Street has been converted to underground utilities.

PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Porch Grill Fenced Yard Cable TV In Ground Pool Whirlpool/Spa	ParkingGarage Garage	OtherRooms Living Room Dining Room Kitchen Den/TV Room Recreation/Family Breakfast Nook Dining Area
InteriorFeatures Cathedral Ceilings Fireplace- Gas Wood Flooring Smoke/Fire Alarm Walk in Closet	AppliancesIncluded Range Oven Microwave Oven Refrigerator Washer	AlsoIncluded Shades Blinds	Basement Crawl Space

Berger Realty

• Since 1928 •



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040



✉ info@bergerrealty.com

Fireplace - Electric
Kitchen Island

Dryer
Dishwasher
Disposal

Heating
Gas Natural
Multi-Zoned

Cooling
Central Air Condition
Multi Zoned

HotWater
Gas- Natural

Water
City

Sewer
City



Ask for Lori McCloskey
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: lam@bergerrealty.com

