

# Berger Realty

Since 1928



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

info@bergerrealty.com



173 33rd  
Avalon, NJ 08202

Asking \$1,225,000.00



## COMMENTS

This exceptionally updated top-floor condo unit sits just over one block to the beach. The open floor plan features 3 bedrooms, 2 fully renovated bathrooms, and vaulted ceilings with skylight abundantly filling the space with natural sunlight. Completely furnished and turn-key for easy living moving into the summer season. Walking through the front door the bright kitchen, living room, and dining are perfectly blended together. With coastal finishes, the inviting space is ideal for friends and family to hang out. Off the kitchen, there is an efficient bedroom and a separate full bath. Across the living room, there is a well-crafted bunk room ideal for sleeping multiple individuals. The primary bedroom highlights its own beautifully tiled bathroom and private deck large enough for relaxing, dining, or entertaining. The entire condo is low maintenance and has just been power washed. Decks and stairs have just been newly updated. This unit, along with unit 1 shares a large storage building outback, spacious enough for all your beach and bike needs. This unit has secured rental weeks for the 2024 rental season. Easy to show, call now.

## PROPERTY DETAILS

| UnitFeatures      | ParkingGarage    | OtherRooms  | AppliancesIncluded |
|-------------------|------------------|-------------|--------------------|
| Hardwood Floors   | 1 Car            | Living Room | Range              |
| Skylight          | Assigned Parking | Kitchen     | Oven               |
| Cathedral Ceiling | No Driveway      | Dining Area | Refrigerator       |
| Tile Floors       |                  |             | Washer             |
|                   |                  |             | Dryer              |
|                   |                  |             | Dishwasher         |
|                   |                  |             | Disposal           |



Ask for Mark Kolmer  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4264  
Email to: mkj@bergerrealty.com  
Sewer  
City

