



2754 First  
Avalon, NJ 08202

Asking \$2,999,000.00



### COMMENTS

Welcome to 2754 First Ave. Centrally located just 2 blocks to the Beach and 1 block to the center of town on an over-sized 60' x 110' lot! Park the car and walk to everything Avalon has to offer. The home is 7 bedrooms 3.5 baths (3,039 sq.ft.) with a 14' x 31' saltwater, heated pool with mature trees around the rear property line for privacy. The entertainment room off the back of the home flows out to the 10' x 27' deck for outdoor entertaining and has an electric awning. Other upgrades include newer kitchen cabinets, granite counter tops, appliances, (2) A/C condenser units and new roof. Other features of the home are a traditional fireplace, outside shower, Jacuzzi bath and a workshop area. Sale of the home is contingent upon Seller finding suitable replacement property.

### PROPERTY DETAILS

Exterior Vinyl	Outside Features Deck Porch Fenced Yard Cable TV Sidewalks Outside Shower In Ground Pool	Parking Garage 2 Car Concrete Driveway	Other Rooms Living Room Kitchen Recreation/Family Eat-In-Kitchen Laundry/Utility Room
----------------	--	--	--



Appliances Included: Microwave, Oven, Refrigerator, Washer, Dryer, Dishwasher  
Also Included: Blinds  
Ask for Cynthia Bales  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email: cyn@bergerrealty.com

Basement  
Crawl Space



Cooling: Central Air Condition  
Hot Water: Gas- Natural

Sewer  
City