

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
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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	Outside Features	Parking Garage	Other Rooms
Vinyl	Deck	2 Car	Living Room
	Porch	Concrete Driveway	Kitchen
	Fenced Yard		Recreation/Family
	Cable TV		Eat-In-Kitchen
	Sidewalks		Laundry/Utility Room
	Outside Shower		
	In Ground Pool		



Appliances Included  
Ask for John Clark  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email: jwc@bergerrealty.com

Cooling  
Central Air Condition

Also Included  
Blinds  
Basement  
Crawl Space

Hot Water  
Gas- Natural



Sewer  
City