

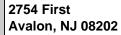


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



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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

OutsideFeatures OtherRooms Exterior ParkingGarage 2 Car Living Room Vinyl Deck Kitchen Porch Concrete Driveway Fenced Yard Recreation/Family Cable TV Eat-In-Kitchen Sidewalks Laundry/Utility Room



AppliancesIncluded AlsoIncluded RaAgek for Michael Weatlitesch Migseygyer Prealty Inc Blinds Refrigator Teatry Inc Refrigator Teatry Inc Washer Drycall: 609-391-1330

Outside Shower In Ground Pool

Dis mastero: mow@bergerrealty.com

Cooling HotWater Central Air Condition Gas- Natural



Basement

Crawl Space

Sewer City