



**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

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|----------------|--|--|--|
| 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 Patricia M. Berger
Berger Realty Inc.
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email: tcm@bergerrealty.com

Basement
Crawl Space



Cooling: Central Air Condition
Hot Water: Gas- Natural

Sewer
City