



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



AppliancesIncluded  
 Ask for Patricia (Trish) Spengler  
 Microwave Oven  
 Refrigerator  
 Washer  
 Dryer  
 Dishwasher  
 AlsoIncluded  
 Blinds  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email: pjs@bergerrealty.com

Cooling  
 Central Air Condition  
 HotWater  
 Gas- Natural

Basement  
 Crawl Space



Sewer  
 City