



2754 First
 Avalon, NJ 08202

Asking \$3,095,000.00



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

Basement
 Crawl Space



Cooling: Central Air Condition
 Hot Water: Gas- Natural

Sewer
 City