

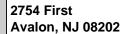


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com





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** 

In Ground Pool

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 **Outside Shower** 



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

Dis Emaileto: sdb@bergerrealty.com

HotWater Cooling Central Air Condition Gas- Natural Crawl Space

**Basement** 



Sewer City