

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



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



AppliancesIncluded AlsoIncluded  
Ask for Steven Sander  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email: srs@bergerrealty.com

Cooling HotWater  
Central Air Condition Gas- Natural

Basement  
Crawl Space



Sewer  
City