



**190 76th  
Avalon, NJ 08202**

**Asking \$5,200,000.00**



#### COMMENTS

PRIME beach block property located in the desirable south end of Avalon NJ. The oversized 80' X 110' lot allows for amazing options moving forward. Enjoy the benefit of underground utilities for unobstructed water views! The spacious upside down style family home has been updated over the years. Due to owner health issues, the house has been unoccupied in recent years. The gas and electric have remained on, yet the seller is unable to verify the condition of the appliances and systems. The first floor features 3 bedrooms, 2 baths, den, and a utility room with rear yard access. The cathedral ceilings in the 2nd floor main living room provide an open feel. Sliding glass doors lead to a large wrap around deck with ocean views. There is an adjacent dining area and kitchen. This space features hardwood and tile floors, and a gas fireplace. Guests will appreciate the half bath located off of the living space, plus 2 bedrooms and a shared bath. The spacious primary suite with a vaulted ceiling is located behind a sitting room. The ensuite bathroom has a double vanity, soaking tub and stall shower. In the rear yard, the semi-attached 2+ car garage provides plenty of storage for all of your beach toys! There is also a practical outside shower. Home to be sold as is, and unfurnished. Remaining furniture and personal items are in the process of being removed by the seller. Year built is approximate.

#### PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Fenced Yard Outside Shower Sprinkler System	ParkingGarage Garage 2 Car Attached Auto Door Opener Concrete Driveway 4 car parking	OtherRooms Living Room Kitchen Den/TV Room Dining Area Laundry/Utility Room
InteriorFeatures Cathedral Ceilings Fireplace- Gas Wood Flooring Walk in Closet Tile Flooring	AppliancesIncluded Range Oven Refrigerator Washer Dryer Dishwasher Stove Electric	AlsoIncluded Blinds	Basement Crawl Space
Heating Gas Natural	Cooling Central Air Condition	HotWater Gas- Natural	Water City

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Forced Air  
Multi-Zoned

Electric  
Ceiling Fan  
Multi Zoned

Sewer  
City



Ask for James P. Monroe  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [jmp@bergerrealty.com](mailto:jmp@bergerrealty.com)

