Berger Realty
Since 1920

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

REALTOR

2988 1st
Avalon, NJ 08202

Asking $3,299,000.00

COMMENTS

Amazing bespoke property in the heart of Avalon. This property has been completely renovated with many custom and unique features.Property is a first floor and second floor duplex with covered decks, custom pool, and cabana. First floor is a two bedroom, one bathroom, kitchen, and living room. Second floor has its own private entrance with two bedrooms, one bathroom, kitchen, and living room. Exterior is sided with white Azek and never needs to be painted with minimal maintenance. One of the most unique features is the copper roof that is hand-tooled and will turn patina blue-green over time with 100 year life. Special black anodized aluminum Marvin windows that are mostly awning operation and black anodized aluminum Marvin exterior doors. The house has been fully insulated for full-year enjoyment and provides sound barrier from exterior noise as well. Upgraded kitchens on both floors, with new microwave (both floors), new stacked washer/dryer (first floor),and new water heaters (both floors). Upgraded outdoor shower with copper shower pan, Azek lined. Custom stainless steel cable rail system at deck perimeters and powder coated aluminum-slat railing systems installed on wester (pool-side) deck. All the interior doors are frosted glass with stainless steel hardware. The upgraded bathrooms (both floors) are done with tiled stalls (bathtub stall on first floor, standing shower on second floor) and new glass enclosures (both floors). The underside of all decks are finished with a Knot wood-brand product which is a wood grained-aluminum product, engineered to provide the visual warmth of wood with the maintenance-free durability of aluminum. New HVAC systems (both floors and independent systems). New vapor barrier in crawlspace. New water-resistant flooring Exterior sound system provided within ceiling of western (pool side) deck 0th street side). Pool was installed by GardenGreenhouse and has stone (also installed in cabana for flooring). The pool is also equipped ting for night-time enjoyment. Cabana bar facilities inside provided with one countertop, Subzero beverage center, and w[illegible] only tdoor [illegible] colored, mirrored gla[illegible] gation ng watering and drip hose for all planting beds.

Ask for Tanya Pinkerton
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: tp@bergerrealty.com

PROPERTY DETAILS

Heating	Cooling	Sewer
Electric	Electric	Electric
Multi-Zoned	Multi Zoned	

Water	Sewer
City	City