



55 32nd  
 Avalon, NJ 08202

Asking \$1,295,000.00



### COMMENTS

This beautiful beach block 3-bedroom 2 bath condominium is the lowest priced beach block property on 7 Mile Island! Ideally located just steps to the beach and a short walk to shops, dining and recreation. Two newly renovated bathrooms and new furnishings are just a few of the highlights of this lovely home. Each unit has its own private deck, outdoor shower, storage, and off-street parking space. The building has a new roof and no planned assessments. Low condo fees include flood, fire and liability insurances, along with all exterior and common area maintenance. Excellent rental history.

### PROPERTY DETAILS

Unit Features	Parking/Garage	Other Rooms	Appliances Included
Wall To Wall Carpet	Parking Pad	Living Room	Range
Tile Floors	1 Car	Kitchen	Oven
	Concrete Driveway	Dining Area	Self-Clean Oven
	Shared Driveway		Microwave Oven
			Refrigerator
			Washer
			Dryer
			Dishwasher
			Disposal
			Smoke/Fire Detector



Ask for John Tonkinson  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: jtn@bergerrealty.com

Sewer  
 Public

Hot Water  
 Electric

