

**353 39th
Avalon, NJ 08202**

Asking \$2,895,000.00



COMMENTS

Situated on a protected, slow & no-wake basin, this bayfront townhome offers unobstructed water and wetlands views from both inside and out. The split-level design provides exceptional privacy across four spacious bedrooms and three full bathrooms. The first floor includes two large bedrooms, one of which is bayside with direct access to a back deck overlooking the water. An outdoor shower is conveniently located on this deck. A full bathroom, ample storage, and a large garage – perfect for beach and bay gear – complete this level. The second level features a spacious bedroom with a full bathroom. The third-floor entertainment area offers panoramic water views, with a kitchen featuring shaker-style cabinetry, ample counter space, and peninsula seating for four. Adjacent to the kitchen is a spacious dining area that flows seamlessly into the bayside family room, centered around a gas fireplace. A large deck, accessed through double sliders overlooks the bay. The fourth bedroom and third bathroom are located street-side, along with a second living area equipped with a wet bar and offering even more water views on the top floor. Out back, a newer bulkhead, installed in 2020, lines the spacious backyard leading to a pier with a floating dock and two boat slips. Located on a protected basin, this home offers calm waters – perfect for young swimmers and unwinding on the water – without the disruption of constant boat traffic. Just a quick two blocks to an incredible beach, and a short stroll to town, this bayfront townhome is offered fully furnished as shown, with no exclusions. This home's prime waterfront setting and inviting outdoor spaces make it the perfect place to create lasting family memories for years to come. Call today to book your private showing and enjoy Avalon for the summer of 2025.

PROPERTY DETAILS

Unit	Features	Parking	Garage	Other	Rooms	Appliances	Included
	Cathedral Ceiling		Garage		Kitchen		Range
			2 Car		Recreation/Family		Self-Clean Oven
			Attached		Dining Area		Microwave Oven
					Laundry/Utility Room		Refrigerator
					Loft		Washer
					Great Room		Dryer
							Dishwasher
							Disposal
							Smoke/Fire Detector

Also Included	Heating	Cooling	Hot Water
Blinds	Gas Natural Forced Air	Central Air Multi Zoned	Gas

Berger Realty

• Since 1928 •



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



Multi-Zoned

Water
City

Sewer
City



Ask for Graham Ginn
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: gmg@bergerrealty.com
<https://www.ocnj.com>

