

**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<br>Forced Air | Central Air<br>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](mailto:info@bergerrealty.com)



Multi-Zoned

Water  
City

Sewer  
City



Ask for Margarita Kobilianets  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [mak@bergerrealty.com](mailto:mak@bergerrealty.com)

