

# Berger Realty

Since 1928

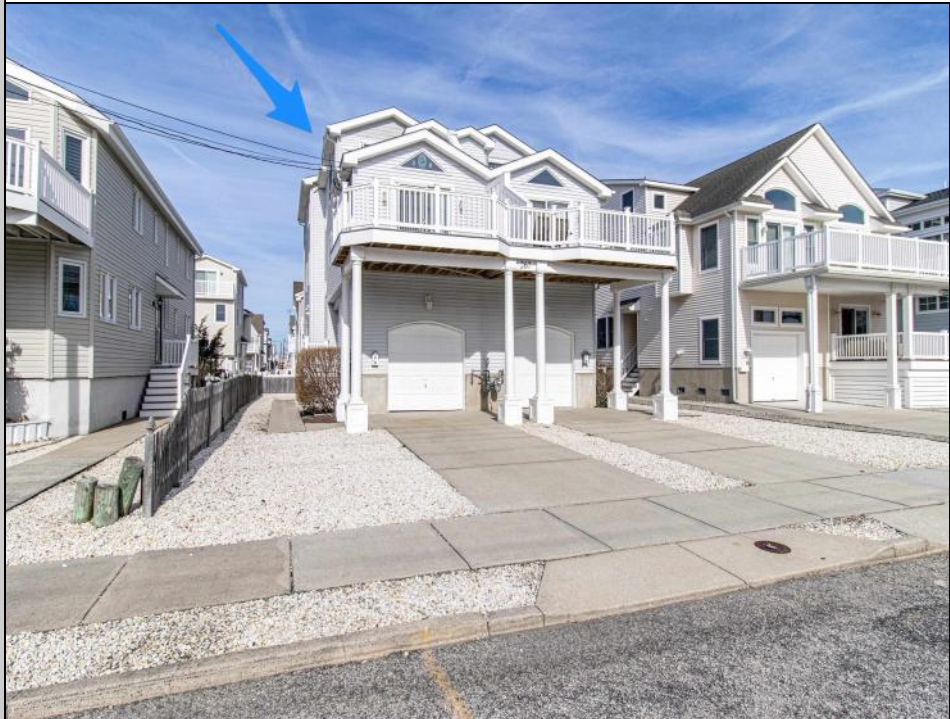


Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



267 35th  
Avalon, NJ 08202

Asking \$2,199,000.00



## COMMENTS

Comfortable, three story, upside down townhome with five bedrooms and three baths located in a premium section of Avalon's center island, close to town shopping and the beach path. Avalon's duplex zoning ends on the north side of 35th Street then the zoning changes to single family. This expansive townhome enjoys cool southern breezes, calming bay views and wonderful sunsets from both the second and third floor decks. The clever design has two bedrooms and a bath on the first floor. The open floor plan on the second floor has a kitchen with brand-new, stainless-steel appliances, counter bar great for entertaining, dining area, vaulted living room with gas fireplace, all leading to a wonderful, southern exposed sun deck. The second floor has a third bedroom with privacy door allowing an en-suite bath. The third floor has two additional bedrooms and a bath. The south bedroom on the third floor could also be used as a family room as it has a bar area and access to a third floor, private deck. There have been substantial improvements over the last few years which include new roof, new second floor sundeck with composite decking and vinyl railings, new entry stairs and rails, new storm door, brand new a/c compressor, new hardwood floors and, as mentioned, brand-new stainless-steel appliances. There is a storage area for bikes and beach chairs and an outside shower. The home is sold partially furnished.

## PROPERTY DETAILS

Unit	Features	Parking	Garage	Other	Rooms	Appliances	Included
	Fireplace		Concrete Driveway		Kitchen Dining Area Great Room	Range Oven Refrigerator Washer	
Ask for Joan S. Spencer Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: jss@bergerrealty.com				Heating Gas Natural Forced Air Multi-Zoned			
Cooling Central Air Multi Zoned				Steel			



Water  
City

Sewer  
City