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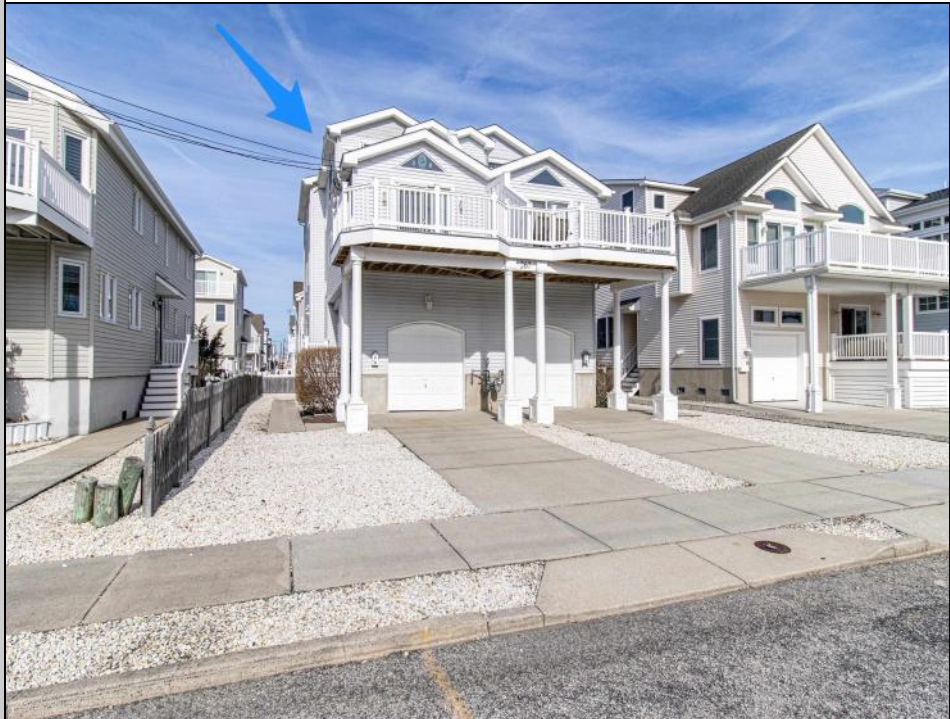


Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
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267 35th
Avalon, NJ 08202

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 Bedroom	Range Oven Refrigerator Washer	
				Ask for Thomas Byrnes Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: tfb@bergerrealty.com			
	Heating				Cooling		
	Gas Natural				Central Air		
	Forced Air				Multi Zoned		
	Multi-Zoned						



Steel

Water
City

Sewer
City