Berger Realty
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Berger Realty, Inc.
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REALTOR

**280 28th**
**Avalon, NJ 08202**

**Asking $1,498,000.00**

## COMMENTS

This is truly an exceptional opportunity to own a four-bedroom home in the highly sought-after Borough of Avalon at an unbeatable price. The home itself offers superior quality throughout. The upside-down layout provides three generously sized bedrooms on the first floor, while the second floor boasts 18\' ceilings, and an open floor plan. This sun-filled home truly lives like a single home consisting of three sides of doors and windows, and the neighboring one-story commercial property provides for unobstructed sunset bay views and breezes! The oversized wrap-around deck is perfect for entertaining or relaxation and is unparallel in size with any home in this price range. Additional features include newer systems and appliances, a well-designed outdoor shower, a custom gas fireplace, and a detached shed for storage. The location is a simple stroll to the heart of Avalon and all of its attractions such as shops, restaurants and a Recreation Center that offers an extensive playground and free weekly concerts! This home truly checks all the boxes, and the fact that a realtor chose to purchase it speaks volumes about its incredible value. It\'s worth your time to check out this inherent gem!

## PROPERTY DETAILS

| UnitFeatures | ParkingGarage | OtherRooms | AppliancesIncluded |
|---|---|---|---|
| Fireplace | 2 Car | Living Room | Range |
| Hardwood Floors | Concrete Driveway | Kitchen | Oven |
| Wall To Wall Carpet | | Eat In Kitchen | Self-Clean Oven |
| Cathedral Ceiling | | Dining Area | Microwave Oven |
| | | Laundry/Utility Room | Refrigerator |
| | | Storage Space | Washer |
| | | | Dryer |
| | | | Dishwasher |
| | | | Disposal |
| | | | Smoke Detector |
| | | | Steel |
| | | | Gas |
| Furniture | | | |

Ask for Dawn Warren
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| Heating | Cooling | |
|---|---|---|
| Gas Natural | Central Air | Gas |
| | Ceiling Fan | |

| Water | Sewer |
|---|---|
| City | City |