

# Berger Realty

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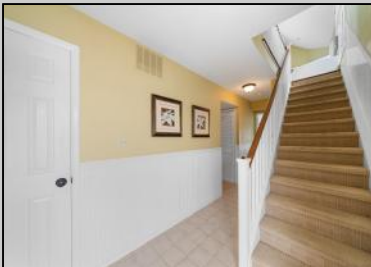


Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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280 28th  
Avalon, NJ 08202

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 unparalleled 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



Ask for Dave Zelinski  
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Heating  
Gas Natural

Cooling  
Central Air  
Ceiling Fan

Water  
City

Sewer  
City



Shower  
Stainless Steel  
Refrigerator