



**2313 Ocean  
Avalon, NJ 08202**

**Asking \$2,895,000.00**



**COMMENTS**

This centrally located, brand new Tom Welsh townhome sits right in the middle of downtown and across from the public dock. Enjoy bay and sunset views from every deck and inside the home. This 5-bedroom 3.5 bath townhouse is truly one of a kind! The rear yard will feature a private pool and a spacious entertaining area. There is plenty of ceiling height in the garage for all your beach gear, vehicles, and golf cart. Inside, the first floor includes three bedrooms (or two bedrooms and a family room) and a full bathroom. The second level is designed for entertaining and will feature a custom kitchen with quartz countertops and high-end stainless-steel appliances, laundry closet, half bath, and a living room with slider access to the deck. The third floor will host two bedrooms, including the primary suite with a large closet, a luxurious bathroom with dual sink vanity, and a private deck with water views. The third floor also has another bedroom and a hall bathroom. You will never have to move your car being a short walk to the beach and right in the middle of Avalon's restaurants, nightlife, and shopping. With construction expected to be completed by late summer, there's still time to customize this exceptional home. Property will be sold furnished.

**PROPERTY DETAILS**

Unit Features	Parking Garage	Other Rooms	Appliances Included
Fireplace	Concrete Driveway	Living Room	Range
Kitchen Island		Eat In Kitchen	Oven
Hardwood Floors		Dining Area	Refrigerator
		Laundry/Utility Room	Washer
		Great Room	Dryer
			Dishwasher
			Pool



Ask for Brian Kolter  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email: bk@bergerrealty.com



City