InteriorFeatures

Cathedral Ceiling

Security System

Smoke/Fire Alarm

Kitchen Center Island

Monoxide

Carbon

Detector

Skylight(s)

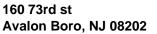
Storage Walk In Closet Whirlpool













## COMMENTS

Ideally located in one of the most desirable areas and streets in Avalon. This property has it all for many reasons. Just a few short steps to one of Avalon's easy access uncrowded beaches. Stunning ocean views with a wrap around deck for dining outdoors. A Huge spacious 80 x110 ft lot with ample sun exposure. This prime location has convenient easy access to Avalon and Stone Harbor's boutique shops and highly awarded restaurants. Being located on the desired south side of the street it offers maximum sun exposure within the huge heated swimming pool and hot tub area. Notice the street utilities are underground. Off street parking boasts room for 6 cars. The property is situated on one of the highest lot elevations in Avalon. Scenic Armacoast park is at the end of the street which ensures limited beach, car and foot traffic or any future housing development. Truly a quiet and private location. All the bedrooms are large. The second floor open concept living quarters are a plus. The large kitchen area houses granite countertops, modern appliances, massive cabinet storage, and a dining area. There is a huge living room along with another formal dining area. The third floor offers two spacious bedrooms with a walkin closet and skylight. The bath is very large housing a Jacuzzi like tub and more. The home is very livable and move-in ready. With a few potential upgrades the home should last for many years to come. Possibilities are to add a bedroom and bath within the existing structure, a cabana, outdoor kitchen in the pool area or simply build new with more than 5500 plus square ft of

of living space. The location and lot offer infinite options.		
	PROPERTY DETAILS	
OutsideFeatures	ParkingGarage	OtherRooms
Deck	None	Den/TV Room
Fenced Yard		Dining Area
Outside Shower		Dining Room
Pool-In Ground		Eat In Kitchen
Sidewalks		Laundry/Utility Room
Sprinkler System		Pantry
Whirlpool/Spa		Recreation/Family

AppliancesIncluded AlsoIncluded **Basement** Heating Burglar Alarm Forced Air Blinds **Crawl Space** Outside Entrance Gas-Natural Dishwasher Curtains Drapes Multi-Zoned Dryer





## Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



☑ oc17@BergerRealty.com

Gas Stove Microwave Refrigerator Washer Furnished Rugs Shades

Cooling Ceiling Fan(s) Central Multi-Zoned HotWater Gas Water Public Sewer Public Sewer



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