

# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



34 13th, Avalon, NJ, 08202

Price \$2,999,999.00



### PROPERTY DETAILS

Total Rooms	8
Bedrooms	3
Baths Full	1
Baths Half	1
Year Built	1920
Type	Single Family
Block Number	13.02
Listing #	242635
Taxes	7399.00

### COMMENTS

*A charming Avalon cottage just one block to the beach with three bedrooms, one full bath and one powder room. Currently used as a guest house to the neighboring home (also for sale), this home provides a welcoming atmosphere with ample space for friends and family but could also function as a rental property. The true allure of 34 W 13th Street lies in its future possibil...*

### PROPERTY FEATURES

Exterior Wood	OutsideFeatures Enclosed/Covered Patio Screened Porch Cable TV Sidewalks	OtherRooms Living Room Dining Room 1st Floor Primary Bedroom	InteriorFeatures Wood Flooring Smoke/Fire Alarm Storage Fireplace- Wood
AppliancesIncluded Range Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Stove Electric	AlsoIncluded Furniture Window Treatments	Basement Crawl Space	Heating Electric Baseboard
Cooling Window Air Conditioning	HotWater Electric	Water City	Sewer City

### CONTACT



Ask for Karen J. Manley  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call:  
Email to: [kjm@bergerrealty.com](mailto:kjm@bergerrealty.com)

Scan to party page.



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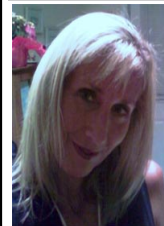
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