



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



46 & 34 13th, Avalon, NJ, 08202

Price \$7,294,999.00



PROPERTY DETAILS		
Total Rooms	19	
Bedrooms	9	
Baths Full	6	
Baths Half	2	
Year Built	0	
Туре	Single Family	
Block Number	13.02	
Listing #	242656	
Taxes	21371.00	

Basement **Crawl Space** 

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## **COMMENTS**

Rare Avalon Double-Lot Opportunity: Coastal Compound with Two Homes Seize this incredible opportunity to own not one, but two exceptional properties in the highly soughtafter North Avalon area, just one block from the beach! With a combined 100x110 lot, these neighboring homes offer the perfect setup for a family compound, investment potential, or future development. Tog...

PRO	PERTY	FFAT	URFS
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Exterior Brick Wood Hardie Board	OutsideFeatures Patio Deck Screened Porch	ParkingGarage Garage 1 Car Attached	OtherRooms Living Room Kitchen Recreation/Family
Harule Board	Grill	Auto Door Opener	Eat-In-Kitchen
	Fenced Yard Cable TV Sidewalks Outside Shower	Concrete Driveway	Dining Area Pantry Laundry/Utility Room

AlsoIncluded

See Remarks

Window Treatments

**Furniture** 

InteriorFeatures	AppliancesIncluded
Cathedral Ceilings	Range
Fireplace- Gas	Self-Clean Oven
Wood Flooring	Microwave Oven
Security System	Refrigerator
Smoke/Fire Alarm	Washer
Storage	Dryer
Walk in Closet	Dishwasher
Wall to Wall Carpet	Disposal
Cironlana Mand	Cmake/Fire Detector

vali to vvali Carpet	Disposai
Fireplace- Wood	Smoke/Fire Detector
Tile Flooring	Stove Natural Gas
(itchen Island	

Beverage Refrigerator

Heating

Electric

Gas Natural

HotWater	Wate
Electric	City
Gas- Natural	

Baseboard Multi Zoned Forced Air

Cooling

Ceiling Fan

Window Air Conditioning

Central Air Condition

In Ground Pool

Sprinkler System





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## PROPERTY FEATURES

Exterior Brick	OutsideFeatures Patio	ParkingGarage Garage	OtherRooms Living Room
Wood	Deck	1 Car	Kitchen
Hardie Board	Screened Porch	Attached	Recreation/Family
	Grill	Auto Door Opener	Eat-In-Kitchen
	Fenced Yard	Concrete Driveway	Dining Area
	Cable TV		Pantry
	Sidewalks		Laundry/Utility Room
	Outside Shower		
	In Ground Pool		

InteriorFeatures	AppliancesIncluded
Cathedral Ceilings	Range
Fireplace- Gas	Self-Clean Oven
Wood Flooring	Microwave Oven
Security System	Refrigerator
Smoke/Fire Alarm	Washer
Storage	Dryer
Walk in Closet	Dishwasher
Wall to Wall Carpet	Disposal
Fireplace- Wood	Smoke/Fire Detecto
Tile Flooring	Stove Natural Gas
Kitchen Island	

Beverage Refrigerator

Heating	Cooling	HotWater
Gas Natural	Central Air Condition	Electric
Electric	Ceiling Fan	Gas- Natural

Sprinkler System

Baseboard Multi Zoned Forced Air Window Air Conditioning

AlsoIncluded Basement Furniture **Crawl Space** See Remarks

Window Treatments

Water City

Multi-Zoned

Sewer City

CONTACT

Scan to see Property page.



Ask for Karen J. Manley Berger Realty Inc 1330 Bay Avenue, Ocean City Call:

Email to: kjm@bergerrealty.com

Multi-Zoned

Sewer City

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