

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



46 & 34 13th, Avalon, NJ, 08202

Price \$7,294,999.00

### PROPERTY DETAILS

<b>Total Rooms</b>	19
<b>Bedrooms</b>	9
<b>Baths Full</b>	6
<b>Baths Half</b>	2
<b>Year Built</b>	0
<b>Type</b>	Single Family
<b>Block Number</b>	13.02
<b>Listing #</b>	242656
<b>Taxes</b>	21371.00

### 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 sought-after 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...*

### PROPERTY FEATURES

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Patio	Garage	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		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceilings	Range	Furniture	Crawl Space
Fireplace- Gas	Self-Clean Oven	See Remarks	
Wood Flooring	Microwave Oven	Window Treatments	
Security System	Refrigerator		
Smoke/Fire Alarm	Washer		
Storage	Dryer		
Walk in Closet	Dishwasher		
Wall to Wall Carpet	Disposal		
Fireplace- Wood	Smoke/Fire Detector		
Tile Flooring	Stove Natural Gas		
Kitchen Island			
Beverage Refrigerator			
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Electric	City
Electric	Ceiling Fan	Gas- Natural	
Baseboard	Multi Zoned		
Forced Air	Window Air Conditioning		

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Electric	Ceiling Fan	Gas- Natural	
Baseboard	Multi Zoned		
Forced Air	Window Air Conditioning		

Multi-Zoned

Sewer  
City

**CONTACT**

Scan to see Property page.

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Multi-Zoned

Sewer  
City

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