



165 71st, Avalon, NJ, 08202

Price \$7,595,000.00



### PROPERTY DETAILS

<b>Total Rooms</b>	16
<b>Bedrooms</b>	6
<b>Baths Full</b>	6
<b>Baths Half</b>	2
<b>Year Built</b>	1992
<b>Type</b>	Single Family
<b>Block Number</b>	70
<b>Listing #</b>	251008
<b>Taxes</b>	25836.00

### COMMENTS

**Wow!! Here's your once in a lifetime opportunity to own one of the Island's premier beachside retreats! Just one house from world-class beaches and nestled east of the Avalon Bird Sanctuary, this exceptional 7,700 sq. ft. site is nearly 17% larger than the standard in southern Avalon, providing generous space and privacy. Extensively renovated and expanded by Brandywin...**

### PROPERTY FEATURES

Exterior Hardie Board	OutsideFeatures Patio Deck Enclosed/Covered Patio Fenced Yard Cable TV Sidewalks Outside Shower In Ground Pool See Remarks Sprinkler System	ParkingGarage See Remarks 4 car parking	OtherRooms Living Room Kitchen Recreation/Family Dining Area Pantry Laundry/Utility Room See Remarks
InteriorFeatures Bar Cathedral Ceilings Elevator Fireplace- Gas Wood Flooring Security System Storage Walk in Closet Tile Flooring Kitchen Island Beverage Refrigerator	AppliancesIncluded Range Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Stove Natural Gas	AlsoIncluded Shades Furniture See Remarks Window Treatments	Basement Crawl Space
Heating Gas Natural Forced Air Multi-Zoned	Cooling Central Air Condition Multi Zoned	HotWater Gas- Natural On Demand	Water Public

Sewer



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**CONTACT**



**Ask for Bob Wilkins**  
**Berger Realty Inc**  
**109 E 55th St., Ocean City**  
**Call: 609-425-7423**  
**Email to: [bw@bergerrealty.com](mailto:bw@bergerrealty.com)**

Scan to see Property page.



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