



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com

165 71st, Avalon, NJ, 08202

Price \$7,595,000.00



PROPERTY DETAILS		
Total Rooms	16	
Bedrooms	6	
Baths Full	6	
Baths Half	2	
Year Built	1992	
Туре	Single Family	
Block Number	70	
Listing #	251008	
Taxes	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	OutsideFeatures	ParkingGarage	OtherRooms
Hardie Board	Patio	See Remarks	Living Room
	Deck	4 car parking	Kitchen
Enclosed/Covered Pa	itio	Recreation/Family	
	Fenced Yard		Dining Area
	Cable TV		Pantry
	Sidewalks		Laundry/Utility Room
	Outside Shower		See Remarks
	In Ground Pool		
	See Remarks		

InteriorFeatures Bar	AppliancesIncluded Range
Cathedral Ceilings	Oven
Elevator	Microwave Oven
Fireplace- Gas	Refrigerator
Wood Flooring	Washer
Security System	Dryer
Storage	Dishwasher
Walk in Closet	Disposal
Tile Flooring	Stove Natural Gas

Sprinkler System

Gas Kitchen Island

Beverage Refrigerator

Sewer

Heating Cooling Gas Natural Central Air Condition Forced Air Multi Zoned Multi-Zoned

HotWater Gas- Natural On Demand

AlsoIncluded

See Remarks

Window Treatments

Shades

Furniture

Water Public

**Basement** 

Crawl Space

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#### PROPERTY FEATURES

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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	AppliancesIncluded	AlsoIncluded	Basement

Bar	Range
Cathedral Ceilings	Oven
Elevator	Microwave Oven
Fireplace- Gas	Refrigerator
Wood Flooring	Washer
Security System	Dryer
Storage	Dishwasher
Walk in Closet	Disposal
Tile Flooring	Stove Natural Gas
Kitchen Island	

Beverage Refrigerator

Heating Gas Natural Forced Air

Cooling Central Air Condition Multi Zoned

HotWater Gas-Natural On Demand

Shades

**Furniture** 

See Remarks

Window Treatments

Water Public

**Crawl Space** 

Multi-Zoned

Sewer

## Public

## CONTACT

Scan to see Property page.



Ask for Ellen L. Senft Berger Realty Inc 109 E 55th St., Ocean City

Call: 609-231-5733

Email to: els@bergerrealty.com



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