



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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
Type	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 Patio		Recreation/Family
	Fenced Yard		Dining Area
	Cable TV		Pantry
	Sidewalks		Laundry/Utility Room
	Outside Shower		See Remarks
	In Ground Pool		
	See Remarks		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Range	Shades	Crawl Space
Cathedral Ceilings	Oven	Furniture	
Elevator	Microwave Oven	See Remarks	
Fireplace- Gas	Refrigerator	Window Treatments	
Wood Flooring	Washer		
Security System	Dryer		
Storage	Dishwasher		
Walk in Closet	Disposal		
Tile Flooring	Stove Natural Gas		
Kitchen Island			
Beverage Refrigerator			
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Gas- Natural	Public
Forced Air	Multi Zoned	On Demand	
Multi-Zoned			

Sewer



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**CONTACT**



**Ask for Nicole Williams**  
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**3160 Asbury Avenue, Ocean City**  
**Call: 856-357-6463**  
**Email to: [ncw@bergerrealty.com](mailto:ncw@bergerrealty.com)**

Scan to see Property page.



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