

# Main and Interior Photo Brochure

276 32nd Street

Avalon

\$1,095,000



## PROPERTY INFORMATION

**MLS #** 202406  
**Status** ACTIVE  
**Type** Townhouse  
**Area** Avalon  
**Bedrooms** 4  
**Full Baths** 3  
**Lavs** 0  
**DOM** 5  
**Condo Fee** 0  
**Class** CONDO  
/TOWNHOUS  
E

**Sold Price**  
**Closing Date**  
**Contract Date**



**Remarks** Conveniently located on the Southern edge of Avalon's popular Business District, and only 2.5 blocks from a wide beach & the boardwalk! The oceanfront boardwalk spans about half a mile (21st - 32nd Street) and is the perfect setting for a relaxing walk or invigorating run! Also at 29th & 30th Street and the beach, you'll find Avalon's new Surfside Park, which features restrooms, a playground and adjacent food, ice cream and arcade. In addition, this property is also just a short walk (30th - 31st Street) from Public recreational facilities at the Avalon Elementary School, where you'll find a track, exercise stations and a basketball court. And next to the recreation area is Avalon's Award-winning Library! And as an added benefit, this location is much different than most because of the open space & lack of townhomes across the street. It's common to find 8 (+/-) duplexes on one side of a street and with each duplex hosting at least 8 bedrooms, that's at least 64 fewer bedrooms on this street!! You enjoy mesmerizing sunsets,



**Daniel R. Bowersock**  
**FERGUSON-DECHERT, INC**  
**Main: 609-967-4200**  
**Cell: 609-602-0912**  
**2789 Dune Drive**  
**Avalon NJ 08202**  
**Dan@AvalonProperties.com**  
**www.AvalonProperties.com**

