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CHRISTIE'S

INTERNATIONAL REAL ESTATE

**89 East 27th Street
Avalon, New Jersey**



LIST PRICE: \$3,900,000
LOT SIZE: 58' x 87'
AGE: 1982

Stories: Two
Construction: Frame
Siding: Cedar Shake
Roof: Asphalt Shingle
Garage: 1 Car attached

Zoning: R-1C
Block: 26.01
Lot: 13.04, 13.05, 13.06,
15.04, 15.05, 15.06
Land: \$2,541,600
Building: \$ 278,800
Total: \$2,820,400
Taxes: \$15,512.20
Tax Year: 2016

FEATURES		ROOMS	1st Floor	2nd Floor	3rd Floor
Bedrooms: 4	Storm Windows: Ins. Glass	Foyer	X		
Baths: 3 1/2	Storm Doors:	Living		X	
A/C: Central	Attic: X	Dining		Area	
Heat: Nat. Gas Forced Air	Whirlpool:	Kitchen		X	
Hot Water: Electric	Storage Shed:	Master Bedroom		1	
Washer: x	Outside Shower: X	Bedrooms	2	1	
Dryer: x	Swimming Pool:	Baths	1	2	
Dish Washer: x	Dock:	Family/Den	1		
Disposal: x	Boat Slip:	Utility/Laundry		X	
Fireplace: Gas Log/LR	Other:	Deck(s)			
Wet Bar:	Furnishings:				
Cathedral Ceiling: LR/Dining Area	SOLD UNFURNISHED				

OWNER: Robert Nils Herdelin

Description: Excellent Oceanfront Opportunity! Buyer has 2 options: 1. Purchase property "as is", make improvements, and furnish home. 2. Demolish home and construct a new, 3532 sq. ft. 3 story home. Existing home has 4 bedrooms, 3 1/2 baths, cathedral ceiling in living room and dining area, 2 skylights in living room, second floor master bedroom with private bathroom and deck with fantastic ocean and beach views, central heat and air conditioning, appliances, 1 car garage, off-street parking. Property is being sold unfurnished and in "as is" condition; however, Buyer can purchase property subject to all inspections. Owner will consider an exchange for another property or a mortgage to a Qualified Buyer. Borough Feral Cat feeding spots are located at 21st, 27th, and 30th Streets under the boardwalk .

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