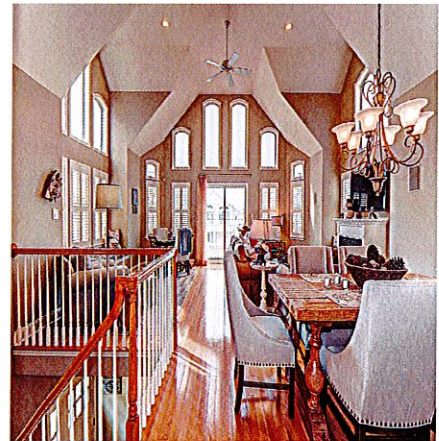


PRICE REDUCED FROM \$1,750,000 TO \$1,699,000
GREAT VALUE FOR AVALON SOUTH END!



247 61st Street, Avalon

- Spectacular & Beautifully Appointed
- 5 Bedrooms/4 Bathrooms
- "Move-in" condition
- South end of Avalon
- Wide Beaches
- Short walk to the beach
- Ocean & Bay Views
- 2 Master Bedroom Suites with walk-in closets, private baths, and 2 sinks
- Spacious 2nd floor living room
- Beautiful wood stairwell with carpeting
- Cathedral Ceilings
- Hardwood, Tile, & Wall-to-Wall carpet Flooring
- Spacious Paver Driveway
- Plenty of off-street parking
- Nicely landscaped with flower beds
- Sprinkler System
- Plantation shutters
- Alarm System
- Washer/Dryer
- Outside shower with separate changing area
- Stone work around entire exterior crawl space walls
- 2 zone heating & a/c systems
- Outside decks and entry door area all rebuilt and upgraded with Azek and Vinyl Railings

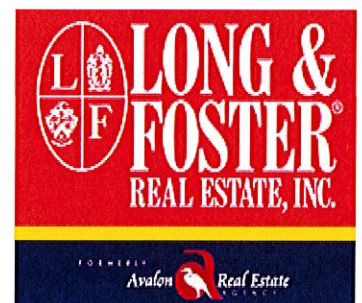
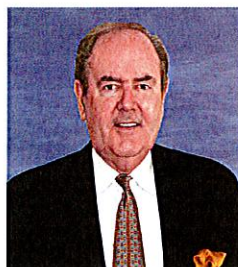


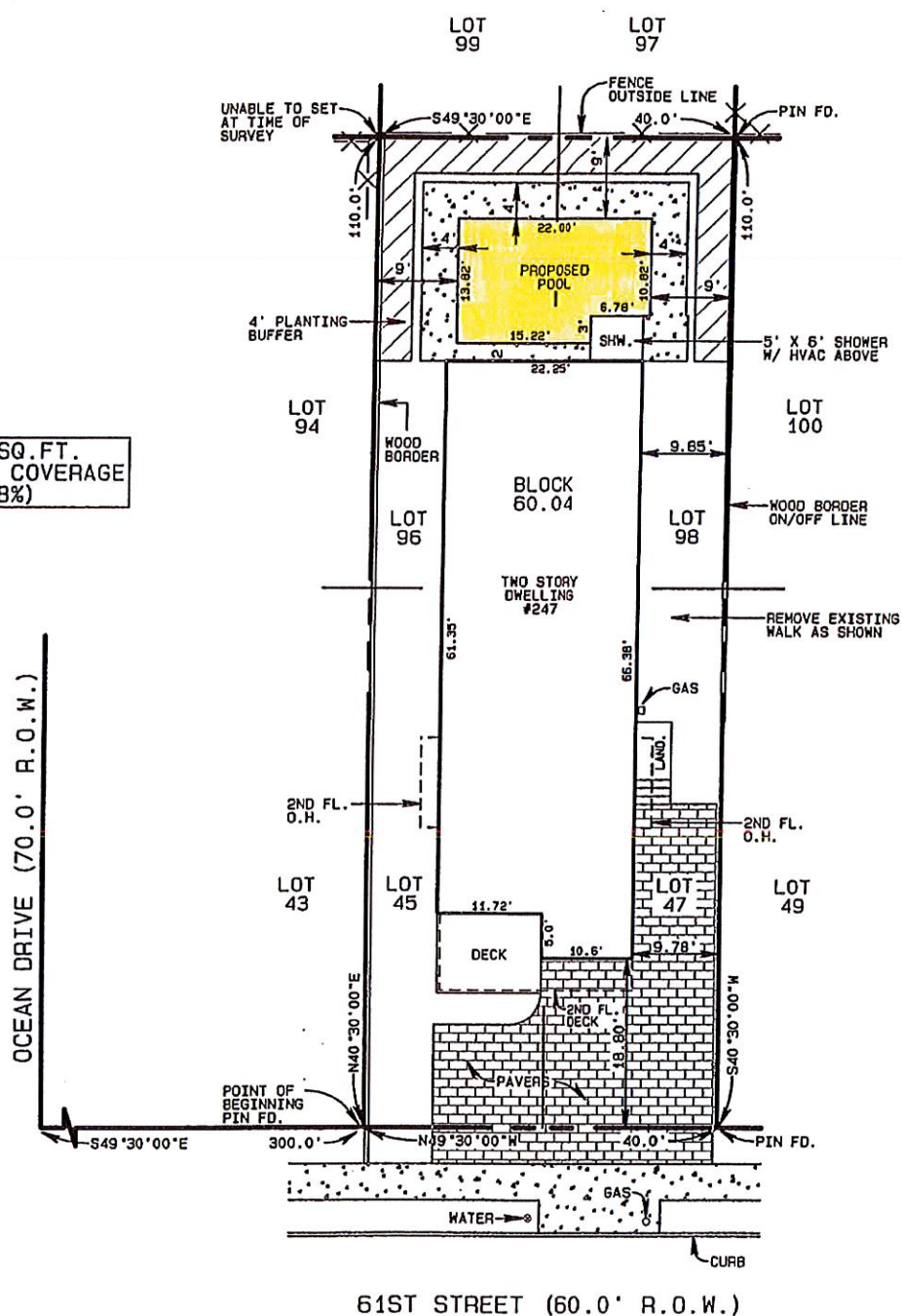
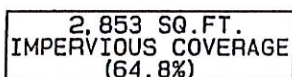
See Location of a Proposed Pool outlined on Survey on Reverse Side

WILLIAM J. LEAHY

Long & Foster Real Estate
 2997 Dune Drive
 Box 10
 Avalon, NJ 08202

Phone: 609-967-3001 Ext. 254
 Cell: 609-827-4405
 E-mail: Bill@BLEahy.com





2900 DUNE DRIVE, SUITE 3, AVALON, N.J. 08202
PHONE: 609-967-3999 FAX: 609-967-4544 E-MAIL: info@TASsurvey.com
CERTIFICATE OF AUTHORIZATION NUMBER 24GA27929900

BLOCK 60.04
LOTS 45, 47, 96 & 98

BOROUGH OF AVALON
CAPE MAY COUNTY, NEW JERSEY

PROFESSIONAL LAND SURVEYOR, N.J.P.L.S. No.23921
PROFESSIONAL PLANNER, N.J.P.P. No. 2461
CERTIFIED FLOODPLAIN MANAGER NO. US-07-02583

DRAWN	CHECKED	APPROVED
MVG		
DATE	SCALE	SHEET
07/24/14	1" = 20'	1 OF 1