

# Berger Realty

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Berger Realty, Inc  
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4033 Ocean  
Avalon, NJ 08202

Asking \$3,995,000.00



### COMMENTS

Custom built by Tom Welsh Builders. This unique floor plan includes 6 bedrooms and 5.5 baths. First floor has 2 bedrooms with ensuite baths, 2 bedrooms with access to Hall Bath: laundry / utility room and a Family room with wet bar and access to the deck overlooking the in ground heated swimming pool and cabana house. The two west facing bedrooms have access to the covered first floor deck, The second floor features a large Great Room with vaulted ceilings , fireplace and large dining area and state of the art kitchen with a center isle , large pantry and a powder room off the Great room. It also features two additional bedrooms , one with private bath and a walk in closet: another bedroom with a private bath. The ground has a two + car garage with lots of storage space. The pool cabana has a roll down shutter overlooking the in ground pool. Completion is slated for Spring/Summer 2024.

### PROPERTY DETAILS

Exterior	Outside Features	Parking	Garage	Other Rooms
Concrete	Deck	Garage	Garage	Living Room
Shingle	Fenced Yard	2 Car	Attached	Dining Room
Wood	Cable TV	Auto Door Opener	Concrete Driveway	Kitchen
	Sidewalks	Concrete Driveway		Recreation/Family
	Outside Shower			Laundry/Utility Room
	In Ground Pool			Great Room
	Sprinkler System			



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