



**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 Concrete Shingle Wood	Outside Features Deck Fenced Yard Cable TV Sidewalks Outside Shower In Ground Pool Sprinkler System	Parking Garage 2 Car Attached Auto Door Opener Concrete Driveway	Other Rooms Living Room Dining Room Kitchen Recreation/Family Laundry/Utility Room Great Room
	Appliances Range Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal	Ask for Susan Goe Berger Realty Inc. 3160 Asbury Avenue, Ocean City NJ 08056 Tel: 609-399-0076 Email to: goe@bergerrealty.com	Heating Gas Natural Gas Forced Air Electric Water Sewer City