Berger Realty
Since 1920

Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
info@bergerrealty.com

REALTOR

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 ceilinngs , 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	OutsideFeatures	ParkingGarage	OtherRooms
Concrete	Deck	Garage	Living Room
Shingle	Fenced Yard	2 Car	Dining Room
Wood	Cable TV	Attached	Kitchen
	Sidewalks	Auto Door Opener	Recreation/Family
	Outside Shower	Concrete Driveway	Laundry/Utility Room
	In Ground Pool		Great Room
	Sprinkler System		

Ask for Joanne Kelly
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: jmk@bergerrealty.com

Appliances Included	Basement	Heating
Range	Slab	Gas Natural
Oven		Forced Hot Air
Microwave Oven		Zoned
Refrigerator		
Washer		
Dryer		
Dishwasher		
Disposal		

Cooling	HotWater	Water	Sewer
Central Air Condition	Gas- Natural	City	City
Ceiling Fan			
Multi Zoned			