Berger Realty
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Berger Realty, Inc
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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 | | |

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| Appliances | Basement | Heating |
|---|---|---|
| Range | Slab | Gas Natural |
| Oven | | Central Air |
| Microwave Oven | | Electric |
| Refrigerator | | |
| Washer | | |
| Dryer | | |
| Dishwasher | | |
| Disposal | | |

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