



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com



4033 Ocean Avalon, NJ 08202

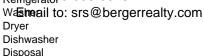
Asking \$3,995,000.00



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		
OutsideFeatures	ParkingGarage	OtherRooms
Deck	Garage	Living Room
Fenced Yard	2 Car	Dining Room
Cable TV	Attached	Kitchen
Sidewalks	Auto Door Opener	Recreation/Family
Outside Shower	Concrete Driveway	Laundry/Utility Room
In Ground Pool		Great Room
Sprinkler System		
Ap AiskdestrSteleen Spengten t Ra Be rger Realty Inc ^{Slab} Oven 60 Asbury Avenue, Ocean City Microwave Oven Refrailing 009-399-0076		Heating Gas Natural
	OutsideFeatures Deck Fenced Yard Cable TV Sidewalks Outside Shower In Ground Pool Sprinkler System Ap Aisk dear Steven Ra Berger Realty Ir Oven 60 Asbury Av	OutsideFeaturesParkingGarageDeckGarageFenced Yard2 CarCable TVAttachedSidewalksAuto Door OpenerOutside ShowerConcrete DrivewayIn Ground PoolSprinkler SystemApplication Sprangtent



Dishwasher Disposal

HotWater Central Air Condition Gas-Natural

Ceiling Fan Multi Zoned Water City

Sewer City