

**4640 Ocean  
Avalon, NJ 08202**

**Asking \$6,490,000.00**



**COMMENTS**

Welcome to your dream Bayfront retreat! This expansive lot, measuring an impressive 60 x 250 square feet, offers endless possibilities for waterfront living. The existing home, although built 30 years ago, remains highly functional with a charming and welcoming feel. The first floor features a spacious family room, a large garage, and three cozy bedrooms. Upstairs, you'll be captivated by the vaulted ceilings in the living room, dining room, and kitchen, creating an airy and open atmosphere. The master bedroom on the second floor provides a private sanctuary, complete with stunning views of the bay. Outside, the property boasts a floating dock and boat slip, making it a boater's paradise. Enjoy the breathtaking sunset views and the steady stream of nautical scenery, with boats gliding by throughout the day. Whether you choose to embrace the charm of the current four-bedroom, 2.5-bathroom home or seize the opportunity to construct a grand 7,000 sq ft luxury estate, this property offers a unique blend of tranquility and potential. Don't miss the chance to own this slice of paradise where everyday living feels like a vacation.

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Patio Deck Enclosed/Covered Patio Dock Bulkhead Cable TV Sidewalks Outside Shower Boat Slips	ParkingGarage Garage 3 Car Attached	OtherRooms Living Room Dining Room Kitchen Dining Area Laundry/Utility Room Storage Attic 1st Floor Primary Bedroom
InteriorFeatures Cathedral Ceilings Fireplace- Gas Smoke/Fire Alarm Wall to Wall Carpet Tile Flooring Kitchen Island	AppliancesIncluded Range Oven Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Smoke/Fire Detector	Basement Crawl Space Outside Entrance	Heating Gas Natural

# Berger Realty

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