



**4640 Ocean  
Avalon, NJ 08202**

**Asking \$5,990,000.00**



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

# Berger Realty

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