



**4033 Ocean  
 Avalon, NJ 08202**

**Asking \$3,795,000.00**



**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. The two west facing bedrooms have access to the covered first floor deck, The second floor features a large Great Room with vaulted ceilings, 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. Open House 8/17 from 11 a.m. to 2 p.m.

**PROPERTY DETAILS**

Exterior Concrete Shingle Wood	OutsideFeatures Deck Fenced Yard Cable TV Sidewalks Outside Shower In Ground Pool Sprinkler System	ParkingGarage Garage 2 Car Attached Auto Door Opener Concrete Driveway	OtherRooms Living Room Dining Room Kitchen Recreation/Family Laundry/Utility Room Great Room
AppliancesIncluded Ask for Phillip Bellucci Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: pjb@bergerrealty.com	Basement Heating Gas Natural Forced Air	HotWater Gas- Natural	Water City Sewer City
Central Air Condition Ceiling Fan Multi Zoned			

