

# Berger Realty

Since 1928



Berger Realty, Inc  
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**66 Pelican  
Avalon, NJ 08202**

**Asking \$7,750,000.00**



## COMMENTS

66 Pelican Drive Located on the coveted West Side of Pelican Drive this is the premier bayfront property on the market. Offering unparalleled, unobstructed western views of the marshes vibrant with wildlife and breathtaking sunsets. This property provides a truly private and serene retreat. The existing home features 5 spacious bedrooms, an office, and 2.5 baths, along with a 2-car garage and a pool. With its expansive, oversized lot, this location is ideal for building your custom bayfront dream home, allowing for approximately 7,000 square feet of luxury living space with a pool. The oversized lot will allow for construction of a larger home than most standard sized lots located on Pelican Drive. Easy flowing waters make it the ideal location for swimming, paddleboarding, kayaking and all the bay activities. This is one of the last opportunities to develop a custom bayfront masterpiece in the most desirable bayfront location on the island. The property is being sold in As-Is condition. Give us a call today to discuss the possibilities at this one of a kind bayfront site.

## PROPERTY DETAILS

Exterior Wood	OutsideFeatures Outside Shower	ParkingGarage 2 Car	Heating Electric
Cooling Central Air Condition	HotWater Electric	Water City	Sewer City



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