

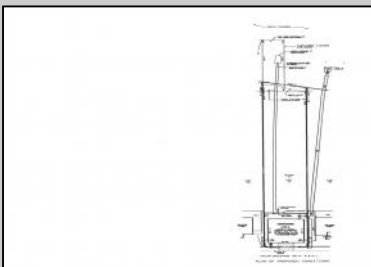
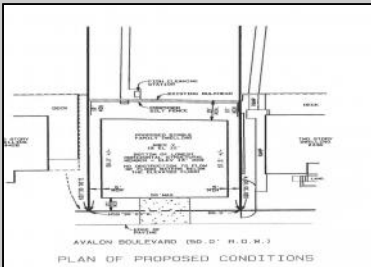
# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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432 Avalon  
Avalon Manor, NJ 08202

Asking \$1,299,000.00



## COMMENTS

Prime Bayfront Lot with Unobstructed Views in Avalon Manor. A rare opportunity to build your dream home on one of the most coveted bayfront lots in Avalon Manor. This expansive property with 60' of frontage offers unobstructed, panoramic views of the bay and wetlands, providing a stunning backdrop for your future custom-designed residence. With over 23,000 sq. ft. of land, there's ample space to create a luxurious 3,500+ sq. ft. home, taking full advantage of the picturesque surroundings. The serene and peaceful location allows for endless possibilities, whether you're envisioning a grand waterfront estate or a sophisticated retreat. Imagine enjoying spectacular sunsets and the calming beauty of nature right from your doorstep. With direct access to the water, this lot is ideal for boating, fishing, and other waterfront activities. Just minutes away from Avalon's vibrant shops, restaurants, and beaches, this exceptional lot offers the perfect balance of privacy and convenience. A rare gem in Avalon Manor—build the bayfront home of your dreams on this one-of-a-kind property. Sale includes all pertinent approvals from the state of New Jersey to construct a new home.

## PROPERTY DETAILS



Ask for Brian Kolmer  
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