



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com

mathematical info@bergerrealty.com

ma



Asking \$1,099,000.00

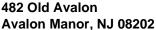














COMMENTS

Just listed. Single-family home in Avalon Manor. Great views looking North & South. Short walk to boat slip/ deep water. Build your dream home. Easy to show. Being sold As-Is. Permits for new bulkheads and new home are the responsibility of the buyer. The neighboring home to the East is installing a new bulkhead. The boat in the side yard will be removed soon. Survey will be available soon. Zoning classification is CD- Coastal Development. Roughly 110\' of upland. Buyer should confirm all measurements.

PROPERTY	DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Stone Driveway	Living Room
	Porch		Dining Room
	Grill		Kitchen
	Dock		Pantry
	Bulkhead		Laundry/Utility

y Room Cable TV Storage Attic **Boat Slips** See Remarks

InteriorFeatures Fireplace - Electric AppliancesIncluded AlsoIncluded Range Curtains Oven Blinds Refrigerator Furniture Wask for Brandon Howell

DryBerger Realty Inc Dishwasher Stove Electric Stove Electric Cali: 609-399-0076

Colimail to: bah@bergeraealty.com

Ceiling Fan Electric

Wall Air Conditioning



Basement

Crawl Space