



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com

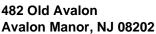


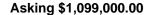














## **COMMENTS**

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.

PRO	OPFRTY	/ DFT	2 11/2

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

InteriorFeatures Fireplace - Electric



AppliancesIncluded AlsoIncluded Range Curtains
Oven Blinds
Refrigerator Furniture

Wash for Joan S. Spencer
Drygerger Realty Inc

Dishwasher Stove Electric Call: 609-391-1330

Colimpail to: jss@bergewaalty.com

Ceiling Fan Electric

Wall Air Conditioning

**Boat Slips** 



See Remarks

**Basement** 

Crawl Space