



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com

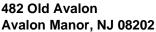


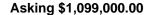














COMMENTS

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.

PROPERTY	DETAILS

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
	Boat Slips		See Remarks

InteriorFeatures Fireplace - Electric

> Oven Ceiling Fan

AppliancesIncluded AlsoIncluded Range Curtains Blinds Refrigerator Furniture Waskr for Lori McCloskey DryBerger Realty Inc Dishwasher 55th St., Ocean City Stove Electric

Call: 609-399-4211

Colimail to: lam@bergersealty.com Electric

Wall Air Conditioning



Basement

Crawl Space