



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



oc17@BergerRealty.com

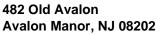
















COMMENTS

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.

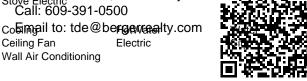
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Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Stone Driveway	Living Room
	Porch		Dining Room
	Grill		Kitchen
	Dock		Pantry
	Bulkhead		Laundry/Utility Room
	Cable TV		Storage Attic
	Boat Slips		See Remarks

InteriorFeatures Fireplace - Electric AppliancesIncluded AlsoIncluded Range Curtains Oven Blinds Refrigerator Furniture Wallstr for Troy Eggie DryBerger Realty Inc Dishwasher Stove Electric Call: 609-391-0500

Colimail to: tde@bergerrealty.com

Ceiling Fan Electric



Basement

Crawl Space