



4033 Ocean  
Avalon Boro, NJ 08202

Asking \$3,995,000.00



### COMMENTS

Custom built home by Tom Welsh Builders. This unique floor plans includes 6 bedrooms and 5.5 baths. First floor has 2 bedrooms with ensuite baths, 2 bedrooms with access to the Hall Bath: A laundry/utility room and a Family Room with a wet bar and a deck overlooking the Cabana house and heated in ground swimming pool. The two west facing bedrooms have access to the first floor covered deck. The second floor features a large Great Room with vaulted ceilings , fireplace and a and state of the art kitchen with a large pantry, large dining area and a powder room off the Great Room. It also features two addition bedrooms, one with a walk in closet, both have privates baths. The ground level has a 2+ garage area with plenty of storage. The pool Cabana has a roll down shutter overlooking the heated in ground pool. Completion slated for Spring/Summer 2024.

### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick Face	Cabana	Two Car	Dining Area
Shingle	Deck		Eat In Kitchen
Wood	Fenced Yard		Great Room
	Outside Shower		Laundry/Utility Room
	Pool-In Ground		Recreation/Family

### InteriorFeatures



AppliancesIncluded Heating  
Dishwasher Forced Air  
Ask for Gary Bingham Natural  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: gsb@bergerrealty.com

Cooling  
Ceiling Fan(s)  
Central  
Multi-Zoned



Water Public Sewer Public Sewer