



**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       | Cooling              |
| Carbon Monoxide Detector | Dishwasher                  | Forced Air    | Ceiling Fan(s)       |
| Cathedral Ceiling        | Asst for Louis Paone        | Gas-Natural   | Central              |
| Kitchen Center Island    | Berger Realty Inc           |               | Multi-Zoned          |
| Smoke/Fire Alarm         | 1330 Bay Avenue, Ocean City |               |                      |
| Walk In Closet           | Call: 609-391-1330          |               |                      |
|                          | Refrigerator                |               |                      |
|                          | Washer                      |               |                      |
|                          | HotWater                    |               |                      |
| Gas                      | Water                       | Sewer         |                      |
|                          | Public                      | Public Sewer  |                      |

Call for Louis Paone  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: lsp@bergerrealty.com

