



**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  
 Dishwasher Ask for Steven Sanger  
 Dryer Berger Realty Inc  
 Gas Stove 3160 Asbury Avenue, Ocean City  
 Microwave Call: 609-399-0076  
 Refrigerator Email to: srs@bergerrealty.com  
 Washer

Water Sewer  
 Public Public Sewer

Cooling  
 Ceiling Fan(s)  
 Central  
 Multi-Zoned

