

# Berger Realty

Since 1928



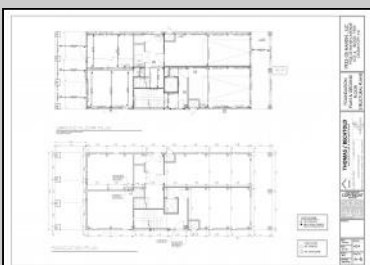
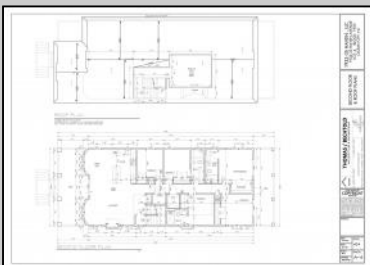
Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



1935 Haven Avenue  
Ocean City, NJ 08226

Asking \$1,599,000.00



## 1933-35 HAVEN , LLC

1933-35 HAVEN AVENUE

HAVEN AVENUE ELEVATION

### Working Plans

February 13, 2024

**LIST OF CHANGES**

NO.	DATE	DESCRIPTION
1	02/13/24	ISSUED FOR PERMITTING
2	02/13/24	ISSUED FOR PERMITTING
3	02/13/24	ISSUED FOR PERMITTING
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99	02/13/24	ISSUED FOR PERMITTING
100	02/13/24	ISSUED FOR PERMITTING

**BUILDING DATA**

NO. OF FLOORS: 2  
 NO. OF UNITS: 1  
 TOTAL AREA: 4,240 SQ. FT.  
 TOTAL BLDG. AREA: 4,240 SQ. FT.  
 TOTAL LOT AREA: 10,000 SQ. FT.  
 TOTAL GARAGE AREA: 1,000 SQ. FT.  
 TOTAL DECK AREA: 1,000 SQ. FT.  
 TOTAL PORCH AREA: 1,000 SQ. FT.  
 TOTAL TERRACE AREA: 1,000 SQ. FT.  
 TOTAL BALCONY AREA: 1,000 SQ. FT.  
 TOTAL STAIR AREA: 1,000 SQ. FT.  
 TOTAL HALLWAY AREA: 1,000 SQ. FT.  
 TOTAL BATH AREA: 1,000 SQ. FT.  
 TOTAL KITCHEN AREA: 1,000 SQ. FT.  
 TOTAL LIVING AREA: 1,000 SQ. FT.  
 TOTAL DINING AREA: 1,000 SQ. FT.  
 TOTAL BEDROOM AREA: 1,000 SQ. FT.  
 TOTAL OFFICE AREA: 1,000 SQ. FT.  
 TOTAL STORAGE AREA: 1,000 SQ. FT.  
 TOTAL LAUNDRY AREA: 1,000 SQ. FT.  
 TOTAL RECREATION AREA: 1,000 SQ. FT.  
 TOTAL OTHER AREA: 1,000 SQ. FT.

1933-35 HAVEN, LLC  
1933-35 HAVEN AVENUE  
OCEAN CITY, NJ

TITLE SHEET

THOMAS / BECHTOLD  
ARCHITECTURE & ENGINEERING  
1000 OCEAN CITY AVENUE  
OCEAN CITY, NJ 08226  
TEL: 609-399-0040  
WWW.TBARCHITECTURE.COM

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DATE: 02/13/24  
 DRAWN BY: JSH  
 CHECKED BY: JSH  
 SCALE: 1/8" = 1'-0"  
 SHEET NO.: 424  
 TOTAL SHEETS: 1  
 PROJECT NO.: 1933-35 HAVEN

### COMMENTS

Stunning New Construction by Clark Edward Development! This new construction property has incredible amenities throughout! Enter through your private entrance. The open layout is home to a great room with vaulted ceilings and an open kitchen, complete with a center island, state-of-the-art appliances, quartz countertops, upgraded cabinetry, and ceramic tile backsplash. This area is open to the dining room and living room, here you can spend countless hours entertaining and unwinding after long days spent at the beach! You will find a laundry room with five bedrooms and three full bathrooms down the hall. The Upgrades include luxury vinyl plank flooring throughout, gas heat, central air, gas fireplace, tankless water heater, recessed lighting, and ELEVATOR! The exterior highlights are a front and rear deck, ROOF TOP deck, outside shower, storage shed, parking pad, and attached garage. Are you looking for a modern and luxury experience? This property has it all! Taxes have not been assessed yet. See associated docs for plans.

### PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Vinyl	Attached Garage	Den/TV Room	Elevator
	Auto Door Opener	Dining Area	Fireplace(s)
	One Car	Eat In Kitchen	Hardwood Floors
		Great Room	Kitchen Center Island
		Laundry/Utility Room	Master Bath
		Recreation/Family	



Ask for Jeff Haas  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: jsh@bergerrealty.com

Cooling  
Ceiling Fans  
Central

HotWater  
Gas

Water

