

Berger Realty

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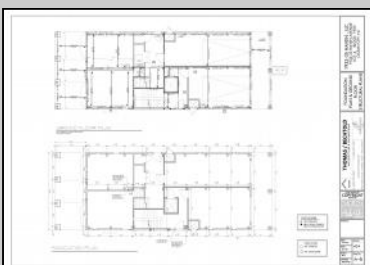
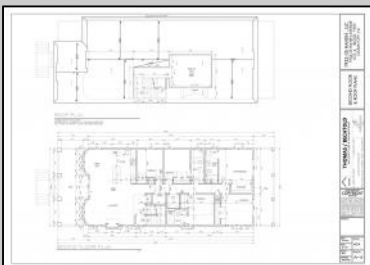


Berger Realty, Inc
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 Ocean City, NJ 08226
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1935 Haven Avenue
Ocean City, NJ 08226

Asking \$1,599,000.00



1933-35 HAVEN, LLC

1933-35 HAVEN AVENUE

HAVEN AVENUE ELEVATOR

Working Plans

February 13, 2024

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

TITLE SHEET

THOMAS / BECHTOLD
 ARCHITECTURE & ENGINEERING

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DATE: 2/13/24
 SHEET NO: 424
 TOTAL SHEETS: 1

PROJECT PLAN

LIST OF CHANGES

NO.	DATE	DESCRIPTION
1	2/13/24	ISSUE FOR PERMITTING
2	2/13/24	ISSUE FOR PERMITTING
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BUILDING DATA

NO. OF FLOORS: 2
 NO. OF UNITS: 1
 TOTAL AREA: 4,240 SQ. FT.
 TOTAL LOT AREA: 10,000 SQ. FT.
 TOTAL GARAGE AREA: 1,000 SQ. FT.
 TOTAL DECK AREA: 500 SQ. FT.
 TOTAL PORCH AREA: 500 SQ. FT.
 TOTAL STAIR AREA: 100 SQ. FT.
 TOTAL HALLWAY AREA: 100 SQ. FT.
 TOTAL BATH AREA: 100 SQ. FT.
 TOTAL KITCHEN AREA: 100 SQ. FT.
 TOTAL LIVING AREA: 100 SQ. FT.
 TOTAL DINING AREA: 100 SQ. FT.
 TOTAL BEDROOM AREA: 100 SQ. FT.
 TOTAL OFFICE AREA: 100 SQ. FT.
 TOTAL STORAGE AREA: 100 SQ. FT.
 TOTAL UTILITY AREA: 100 SQ. FT.
 TOTAL RECREATION AREA: 100 SQ. FT.
 TOTAL OTHER AREA: 100 SQ. FT.

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



Ask for Karen J. Manley
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