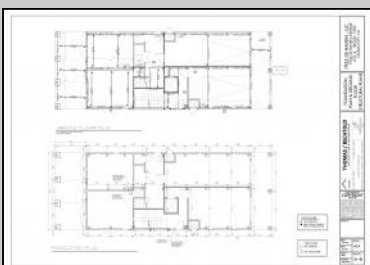
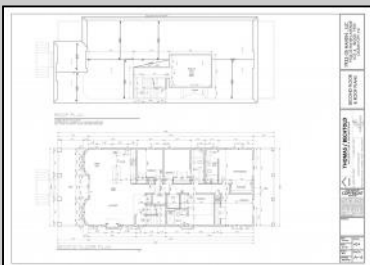




1935 Haven Avenue  
Ocean City, NJ 08226

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  
SCALE: 1/8" = 1'-0"

PROJECT PLAN

LIST OF CHANGES

NO.	DATE	DESCRIPTION
1	2/13/24	ISSUE FOR PERMITTING
2	2/13/24	ISSUE FOR PERMITTING
3	2/13/24	ISSUE FOR PERMITTING
4	2/13/24	ISSUE FOR PERMITTING
5	2/13/24	ISSUE FOR PERMITTING
6	2/13/24	ISSUE FOR PERMITTING
7	2/13/24	ISSUE FOR PERMITTING
8	2/13/24	ISSUE FOR PERMITTING
9	2/13/24	ISSUE FOR PERMITTING
10	2/13/24	ISSUE FOR PERMITTING

BUILDING DATA

NO. OF FLOORS: 2  
NO. OF UNITS: 1  
TOTAL AREA: 424 SQ. FT.  
TOTAL BLDG. AREA: 424 SQ. FT.  
TOTAL LOT AREA: 10,000 SQ. FT.  
TOTAL GARAGE AREA: 100 SQ. FT.  
TOTAL DECK AREA: 100 SQ. FT.  
TOTAL PORCH AREA: 100 SQ. FT.  
TOTAL PATIO AREA: 100 SQ. FT.  
TOTAL BALCONY AREA: 100 SQ. FT.  
TOTAL TERRACE AREA: 100 SQ. FT.  
TOTAL STAIRCASE AREA: 100 SQ. FT.  
TOTAL ELEVATOR 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 GARAGE 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 Vinyl	ParkingGarage Attached Garage Auto Door Opener One Car	OtherRooms Den/TV Room Dining Area Eat In Kitchen Great Room Laundry/Utility Room Recreation/Family	InteriorFeatures Elevator Fireplace(s) Hardwood Floors Kitchen Center Island Master Bath
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Ask for Thomas Horan  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: tph@bergerrealty.com

Cooling Ceiling Fan(s)  
Central

Water

