

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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4131 West  
Ocean City, NJ 08226

Asking \$850,000.00



## COMMENTS

4131 West Avenue is a sanctuary....A place for rest, relaxation and family fun. This 2nd floor home has an outstanding and unobstructed view of the beautiful wetlands and intracoastal waterway. From May to October, the meadow is an amazing emerald green with stunning sunsets to compliment the views. This home truly is unique in that you do not have another building/family staring back at you while enjoying your spacious deck... just beautiful views, interesting birds and stunning sunsets. Privacy and serenity can be found here. Because of the location and the protected wetlands, 41st and West cannot be compared to any other West Avenue address. This home is truly unique for where it is, and the beautiful views it offers. Nature abounds here. 4131 West features: 3 fiberglass decks, including a roof top deck, vinyl siding, newer vinyl railings (4 years+-), woodburning fireplace, new ceiling fan with remote, 8 year new kitchen with beautiful hardwood flooring, granite countertops and backsplash, 8 yr new heat pump with baseboard backup, newer AC (8yrs), 3 year new hot water heater, full size washer and dryer, off street parking for 3 cars, a spacious and secure storage area, an outdoor shower, and it's fully furnished. 4131 West Avenue is a great home in a great location. Take the drive to see it today... you will be glad you did.

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Vinyl	None	Dining Area	Cathedral Ceiling(s)
		Great Room	Fireplace(s)
		Laundry/Utility Room	Kitchen Center Island
			Master Bath
			Pets Allowed
	Ask for John Sweeney		
	Berger Realty Inc		
	3160 Asbury Avenue, Ocean City		
	Call: 609-399-0076		
	Email to: jjs@bergerrealty.com		
Cooling		Water	
Ceiling Fan(s)		Public Water	
Ceiling			