

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



4640 Ocean, Avalon, NJ, 08202

Price \$6,490,000.00

### PROPERTY DETAILS

Total Rooms	7
Bedrooms	4
Baths Full	2
Baths Half	2
Year Built	1999
Type	Single Family
Block Number	42
Listing #	241486
Taxes	12880.00



### COMMENTS

Welcome to your dream Bayfront retreat! This expansive lot, measuring an impressive 60 x 250 square feet, offers endless possibilities for waterfront living. The existing home, although built 30 years ago, remains highly functional with a charming and welcoming feel. The first floor features a spacious family room, a large garage, and three cozy bedrooms. Upstairs, you'll...

### PROPERTY FEATURES

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	Garage	Living Room
	Deck	3 Car	Dining Room
	Enclosed/Covered Patio	Attached	Kitchen
	Dock		Dining Area
	Bulkhead		Laundry/Utility Room
	Cable TV		Storage Attic
	Sidewalks		1st Floor Primary
	Outside Shower		Bedroom
	Boat Slips		
InteriorFeatures	AppliancesIncluded	Basement	Heating
Cathedral Ceilings	Range	Crawl Space	Gas Natural
Fireplace- Gas	Oven	Outside Entrance	
Smoke/Fire Alarm	Self-Clean Oven		
Wall to Wall Carpet	Microwave Oven		
Tile Flooring	Refrigerator		
Kitchen Island	Washer		
	Dryer		
	Dishwasher		
	Smoke/Fire Detector		
Cooling	HotWater	Water	Sewer
Central Air Condition	Gas- Natural	City	City

### CONTACT

Ask for Ben Duncan  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City

Scan to see Property page.

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