

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
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 Vinyl	OutsideFeatures Patio Deck Enclosed/Covered Patio Dock Bulkhead Cable TV Sidewalks Outside Shower Boat Slips	ParkingGarage Garage 3 Car Attached	OtherRooms Living Room Dining Room Kitchen Dining Area Laundry/Utility Room Storage Attic 1st Floor Primary Bedroom
InteriorFeatures Cathedral Ceilings Fireplace- Gas Smoke/Fire Alarm Wall to Wall Carpet Tile Flooring Kitchen Island	AppliancesIncluded Range Oven Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Smoke/Fire Detector	Basement Crawl Space Outside Entrance	Heating Gas Natural
Cooling Central Air Condition	HotWater Gas- Natural	Water City	Sewer City

### CONTACT

Ask for Louis Paone  
Berger Realty Inc  
1330 Bay Avenue, Ocean City

Scan to see Property page.

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