



4640 Ocean, Avalon, NJ, 08202

Price \$6,490,000.00



### PROPERTY DETAILS

<b>Total Rooms</b>	7
<b>Bedrooms</b>	4
<b>Baths Full</b>	2
<b>Baths Half</b>	2
<b>Year Built</b>	1999
<b>Type</b>	Single Family
<b>Block Number</b>	42
<b>Listing #</b>	241486
<b>Taxes</b>	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 Michael Wallitsch  
Berger Realty Inc  
1330 Bay Avenue, Ocean City

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**Call: 609-350-9800**  
**Email to: [mow@bergerrealty.com](mailto:mow@bergerrealty.com)**



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