

# Berger Realty

Since 1928



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



188 34th, Avalon, NJ, 08202

Price \$5,195,000.00



### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 16            |
| Bedrooms     | 6             |
| Baths Full   | 5             |
| Baths Half   | 2             |
| Year Built   | 2024          |
| Type         | Single Family |
| Block Number | 34.03         |
| Listing #    | 241507        |
| Taxes        | 9.00          |

### COMMENTS

**JUST COMPLETED IN NOVEMBER 2024!** This brand-new 3,800+ square foot home is ideally situated on a large 60'x110' corner lot, just two blocks from some of the widest, pristine beaches on the Island, and only a short walk to Public Recreation and town! Creatively designed by Blane Steinman Architect, built by the Ryan Development Group, and tastefully appointed by Studio ...

### PROPERTY FEATURES

|  |  |   |   |
|--|--|---|---|
| Exterior<br>Shingle<br>Other   | OutsideFeatures<br>Patio<br>Deck<br>Enclosed/Covered Patio<br>Fenced Yard<br>Sidewalks<br>Outside Shower<br>In Ground Pool<br>Sprinkler System | ParkingGarage<br>Concrete Driveway<br>4 car parking | OtherRooms<br>Recreation/Family<br>Laundry/Utility Room |
| InteriorFeatures<br>Cathedral Ceilings<br>Elevator<br>Fireplace- Gas<br>Wood Flooring<br>Walk in Closet<br>Tile Flooring | AppliancesIncluded<br>Range<br>Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher   | Heating<br>Gas Natural<br>Multi-Zoned               | Cooling<br>Central Air Condition<br>Multi Zoned         |
| HotWater<br>Gas- Natural<br>On Demand  | Water<br>City  | Sewer<br>City                                       |   |

### CONTACT

Ask for James Gray Haenn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 215-421-7609  
Email to: [jgh@bergerrealty.com](mailto:jgh@bergerrealty.com)

Scan to see Property page.

# Berger Realty

Since 1928



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



188 34th, Avalon, NJ, 08202

Price \$5,195,000.00



### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 16            |
| Bedrooms     | 6             |
| Baths Full   | 5             |
| Baths Half   | 2             |
| Year Built   | 2024          |
| Type         | Single Family |
| Block Number | 34.03         |
| Listing #    | 241507        |
| Taxes        | 9.00          |

### COMMENTS

**JUST COMPLETED IN NOVEMBER 2024!** This brand-new 3,800+ square foot home is ideally situated on a large 60'x110' corner lot, just two blocks from some of the widest, pristine beaches on the Island, and only a short walk to Public Recreation and town! Creatively designed by Blane Steinman Architect, built by the Ryan Development Group, and tastefully appointed by Studio ...

### PROPERTY FEATURES

|  |  |   |   |
|--|--|---|---|
| Exterior<br>Shingle<br>Other   | OutsideFeatures<br>Patio<br>Deck<br>Enclosed/Covered Patio<br>Fenced Yard<br>Sidewalks<br>Outside Shower<br>In Ground Pool<br>Sprinkler System | ParkingGarage<br>Concrete Driveway<br>4 car parking | OtherRooms<br>Recreation/Family<br>Laundry/Utility Room |
| InteriorFeatures<br>Cathedral Ceilings<br>Elevator<br>Fireplace- Gas<br>Wood Flooring<br>Walk in Closet<br>Tile Flooring | AppliancesIncluded<br>Range<br>Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher   | Heating<br>Gas Natural<br>Multi-Zoned               | Cooling<br>Central Air Condition<br>Multi Zoned         |
| HotWater<br>Gas- Natural<br>On Demand  | Water<br>City  | Sewer<br>City                                       |   |

### CONTACT

Ask for James Gray Haenn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 215-421-7609  
Email to: [jgh@bergerrealty.com](mailto:jgh@bergerrealty.com)

Scan to see Property page.

