

# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



274 64th, Avalon, NJ, 08202

Price \$4,850,000.00

## PROPERTY DETAILS

Total Rooms	14
Bedrooms	6
Baths Full	6
Baths Half	1
Year Built	2015
Type	Single Family
Block Number	64.04
Listing #	242113
Taxes	15603.00

## COMMENTS

*An exceptional opportunity awaits to own a pristine home on an OVERSIZED 80' x 110' ft property in the highly sought-after south-end of Avalon, offering both bay and ocean views. This impressive upside-down property boasts 6 bedrooms, 6 full baths, and a powder room. The expansive backyard features an 12' x 29' in-ground pool, 14' x 15.5' air-conditioned cabana and...*

## PROPERTY FEATURES

Exterior Vinyl	OutsideFeatures Patio Deck Porch Fenced Yard Storage Building Sidewalks Outside Shower In Ground Pool Sprinkler System	ParkingGarage Garage Parking Pad 3 Car Attached Concrete Driveway	OtherRooms Living Room Dining Room Kitchen Den/TV Room Pantry Laundry/Utility Room Laundry Closet
InteriorFeatures Cathedral Ceilings Fireplace- Gas Wood Flooring Walk in Closet Wall to Wall Carpet Tile Flooring Kitchen Island	AppliancesIncluded Range Self-Clean Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector Wine Cooler	AlsoIncluded Shades Furniture	Basement Crawl Space Outside Entrance
Heating Gas Natural Multi-Zoned	Cooling Central Air Condition Ceiling Fan Multi Zoned	HotWater Gas- Natural	Water City
Sewer City			

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**CONTACT**

**Ask for Ludwik Samselski**  
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**Email to: [ls@bergerrealty.com](mailto:ls@bergerrealty.com)**

Scan to see Property page.

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