

# Berger Realty

Since 1928



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



4033 Ocean, Avalon, NJ, 08202

Price \$3,795,000.00

### PROPERTY DETAILS

Total Rooms	11
Bedrooms	6
Baths Full	5
Baths Half	1
Year Built	0
Type	Single Family
Block Number	40.04
Listing #	242216
Taxes	



### COMMENTS

Custom built by Tom Welsh Builders. This unique floor plan includes 6 bedrooms and 5.5 baths. First floor has 2 bedrooms with ensuite baths, 2 bedrooms with access to Hall Bath: laundry / utility room and a Family room with wet bar and access to the deck overlooking the in-ground heated swimming pool. The two west facing bedrooms have access to the covered first floor deck...

### PROPERTY FEATURES

Exterior Concrete Shingle Wood	OutsideFeatures Deck Fenced Yard Cable TV Sidewalks Outside Shower In Ground Pool Sprinkler System	ParkingGarage Garage 2 Car Attached Auto Door Opener Concrete Driveway	OtherRooms Living Room Dining Room Kitchen Recreation/Family Laundry/Utility Room Great Room
InteriorFeatures Cathedral Ceilings Wood Flooring Smoke/Fire Alarm Walk in Closet	AppliancesIncluded Range Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal	Basement Slab	Heating Gas Natural Forced Air Multi-Zoned
Cooling Central Air Condition Ceiling Fan Multi Zoned	HotWater Gas- Natural	Water City	Sewer City

### CONTACT

Ask for Chris Warren  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-432-7694

Scan to see Property page.

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