

# Berger Realty

Since 1926



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



13 Pelican, Avalon, NJ, 08202

Price \$11,850,000.00

### PROPERTY DETAILS

Total Rooms	19
Bedrooms	7
Baths Full	6
Baths Half	2
Year Built	2024
Type	Single Family
Block Number	89
Listing #	242277
Taxes	10101.00



### COMMENTS

*"Beyond the next level" Just completed, the best priced Avalon resort home in its class. This spectacular, new, coastal modern bayfront retreat is located on Avalon's highly coveted Pelican Drive. This expansive home is situated on a premier property offering sweeping views, privacy and additional parking for your family and friends. From the moment you enter thru...*

### PROPERTY FEATURES

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Metal	Patio	2 Car	Living Room
Stone	Deck	Attached	Kitchen
Wood	Enclosed/Covered Patio	Auto Door Opener	Recreation/Family
	Screened Porch		Dining Area
	Fenced Yard		Pantry
	Dock		Laundry/Utility Room
	Bulkhead		Great Room
	Cable TV		
	Outside Shower		
	In Ground Pool		
	Whirlpool/Spa		
	Boat Slips		
	Security Camera		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Heating
Cathedral Ceilings	Range	Shades	Gas Natural
Elevator	Refrigerator		
Fireplace- Gas	Washer		
Security System	Dryer		
Smoke/Fire Alarm	Dishwasher		
Walk in Closet	Disposal		
Marble Flooring	Burglar Alarm		
Kitchen Island	Smoke/Fire Detector		
Beverage Refrigerator	Stove Natural Gas		
Security Camera	Wine Cooler		
Cooling	HotWater	Water	Sewer
Multi Zoned	On Demand	City	City
Split			

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