



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



146 22nd, Avalon, NJ, 08202

Price \$4,895,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 12            |
| Bedrooms     | 6             |
| Baths Full   | 5             |
| Baths Half   | 2             |
| Year Built   | 2025          |
| Type         | Single Family |
| Block Number | 22.03         |
| Listing #    | 242565        |
| Taxes        | 9999999.00    |

#### COMMENTS

*This centrally located, BRAND NEW home plans to offer high end amenities, an incredible rear yard entertaining space with a desirable southern orientation, and a brand new floor plan. The six bedroom, five full bathroom, two half bathroom home is being constructed by Alexandria Builders and Son. Exterior finishes are planned to include James Hardie siding, ipe deck board...*

#### PROPERTY FEATURES

|                       |                        |                |                      |
|-----------------------|------------------------|----------------|----------------------|
| Exterior              | OutsideFeatures        | ParkingGarage  | OtherRooms           |
| Hardie Board          | Deck                   | Parking Pad    | Kitchen              |
|                       | Enclosed/Covered Patio | Stone Driveway | Recreation/Family    |
|                       | Fenced Yard            |                | Eat-In-Kitchen       |
|                       | Cable TV               |                | Dining Area          |
|                       | Sidewalks              |                | Laundry/Utility Room |
|                       | In Ground Pool         |                | Great Room           |
| InteriorFeatures      | AppliancesIncluded     | Basement       | Heating              |
| Bar                   | Range                  | Crawl Space    | Gas Natural          |
| Cathedral Ceilings    | Oven                   |                | Forced Air           |
| Elevator              | Refrigerator           |                | Multi-Zoned          |
| Fireplace- Gas        | Washer                 |                |                      |
| Wood Flooring         | Dryer                  |                |                      |
| Smoke/Fire Alarm      | Dishwasher             |                |                      |
| Walk in Closet        | Disposal               |                |                      |
| Tile Flooring         | Smoke/Fire Detector    |                |                      |
| Kitchen Island        |                        |                |                      |
| Beverage Refrigerator |                        |                |                      |
| Cooling               | HotWater               | Water          | Sewer                |
| Central Air Condition | Gas- Natural           | City           | City                 |
| Ceiling Fan           | On Demand              |                |                      |
| Multi Zoned           |                        |                |                      |

#### CONTACT

Ask for Barbara Varacalli  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City

Scan to see Property page.



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