

# Berger Realty

Since 1928



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

### CONTACT

Ask for Margarita Kobilianets  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City

Scan to see Property page.

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