

# Berger Realty

Since 1926



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



46 13th, Avalon, NJ, 08202

Price \$4,295,000.00

### PROPERTY DETAILS

<b>Total Rooms</b>	14
<b>Bedrooms</b>	6
<b>Baths Full</b>	5
<b>Baths Half</b>	1
<b>Year Built</b>	2014
<b>Type</b>	Single Family
<b>Block Number</b>	13.02
<b>Listing #</b>	242636
<b>Taxes</b>	14031.00

### COMMENTS

Welcome to your Avalon dream home—a stunning six-bedroom, five and a half bath coastal retreat designed for both luxury and comfort. Nestled in a desirable North Avalon neighborhood, this exquisite property offers the perfect blend of elegant living spaces and thoughtful amenities, making it an ideal choice for those seeking the ultimate in beachside living. As you step...

### PROPERTY FEATURES

Exterior Brick Hardie Board	OutsideFeatures Patio Deck Screened Porch Grill Fenced Yard Cable TV Sidewalks Outside Shower In Ground Pool Sprinkler System	ParkingGarage Garage 1 Car Attached Auto Door Opener Concrete Driveway	OtherRooms Living Room Kitchen Recreation/Family Eat-In-Kitchen Dining Area Pantry Laundry/Utility Room
InteriorFeatures Cathedral Ceilings Fireplace- Gas Wood Flooring Security System Smoke/Fire Alarm Storage Walk in Closet Wall to Wall Carpet Fireplace- Wood Tile Flooring Kitchen Island Beverage Refrigerator	AppliancesIncluded Range Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector Stove Natural Gas	AlsoIncluded Furniture See Remarks Window Treatments	Basement Crawl Space
Heating Gas Natural Forced Air Multi-Zoned	Cooling Central Air Condition Ceiling Fan Multi Zoned	HotWater Gas- Natural	Water City

# Berger Realty

Since 1926



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



46 13th, Avalon, NJ, 08202

Price \$4,295,000.00

### PROPERTY DETAILS

<b>Total Rooms</b>	14
<b>Bedrooms</b>	6
<b>Baths Full</b>	5
<b>Baths Half</b>	1
<b>Year Built</b>	2014
<b>Type</b>	Single Family
<b>Block Number</b>	13.02
<b>Listing #</b>	242636
<b>Taxes</b>	14031.00

### COMMENTS

Welcome to your Avalon dream home—a stunning six-bedroom, five and a half bath coastal retreat designed for both luxury and comfort. Nestled in a desirable North Avalon neighborhood, this exquisite property offers the perfect blend of elegant living spaces and thoughtful amenities, making it an ideal choice for those seeking the ultimate in beachside living. As you step...

### PROPERTY FEATURES

Exterior Brick Hardie Board	OutsideFeatures Patio Deck Screened Porch Grill Fenced Yard Cable TV Sidewalks Outside Shower In Ground Pool Sprinkler System	ParkingGarage Garage 1 Car Attached Auto Door Opener Concrete Driveway	OtherRooms Living Room Kitchen Recreation/Family Eat-In-Kitchen Dining Area Pantry Laundry/Utility Room
InteriorFeatures Cathedral Ceilings Fireplace- Gas Wood Flooring Security System Smoke/Fire Alarm Storage Walk in Closet Wall to Wall Carpet Fireplace- Wood Tile Flooring Kitchen Island Beverage Refrigerator	AppliancesIncluded Range Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector Stove Natural Gas	AlsoIncluded Furniture See Remarks Window Treatments	Basement Crawl Space
Heating Gas Natural Forced Air Multi-Zoned	Cooling Central Air Condition Ceiling Fan Multi Zoned	HotWater Gas- Natural	Water City

Sewer  
City

**CONTACT**

Scan to see Property page.

**Berger Realty Inc**  
**3160 Asbury Ave.**  
**Ocean City, NJ 08226**  
**Call: (609) 399-0076**  
**Email to: [info@bergerrealty.com](mailto:info@bergerrealty.com)**  
**Web: [www.bergerrealty.com](http://www.bergerrealty.com)**



Sewer  
City

**CONTACT**

Scan to see Property page.

**Berger Realty Inc**  
**3160 Asbury Ave.**  
**Ocean City, NJ 08226**  
**Call: (609) 399-0076**  
**Email to: [info@bergerrealty.com](mailto:info@bergerrealty.com)**  
**Web: [www.bergerrealty.com](http://www.bergerrealty.com)**

