

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



4033 Ocean, Avalon Boro, NJ, 08202

Price \$3,995,000.00

### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 11            |
| Bedrooms     | 6             |
| Baths Full   | 5             |
| Baths Half   | 1             |
| Year Built   |               |
| Type         | Single Family |
| Block Number | 40.04         |
| Listing #    | 577635        |
| Taxes        | 9999.00       |

### COMMENTS

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

### PROPERTY FEATURES

|   |   |                                      |  |
|---|---|--------------------------------------|--|
| Exterior<br>Brick Face<br>Shingle<br>Wood   | OutsideFeatures<br>Cabana<br>Deck<br>Fenced Yard<br>Outside Shower<br>Pool-In Ground                      | ParkingGarage<br>Two Car             | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Recreation/Family |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Cathedral Ceiling<br>Kitchen Center Island<br>Smoke/Fire Alarm<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Ceiling Fan(s)<br>Central<br>Multi-Zoned  |
| HotWater<br>Gas   | Water<br>Public   | Sewer<br>Public Sewer                |  |

### CONTACT



Ask for Brian Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-425-1391  
Email to: bk@bergerrealty.com

Scan to  ty page.

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