

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

### CONTACT



Ask for Carole Lelli  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-412-1340  
Email to: cli@bergerrealty.com

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