



45 Walnut, Ocean City, NJ, 08226

Price \$4,450,000.00

### PROPERTY DETAILS

<b>Total Rooms</b>	14
<b>Bedrooms</b>	5
<b>Baths Full</b>	3
<b>Baths Half</b>	1
<b>Year Built</b>	2007
<b>Type</b>	Single Family
<b>Block Number</b>	1911
<b>Listing #</b>	586035
<b>Taxes</b>	17400.00



### COMMENTS

**BAY FRONT BEAUTY on oversized 6000 sq ft. lot (52.68 x 114.37). 20% larger and longer than most Bayfront lots allowing for an amazing outdoor living space.. Crafted to Resemble the Coastal Architectural Elegance of a Bygone Era by Renowned Architect Mark Asher who creates Homes that Defines \Timelessness and Grace. Built and cared for by Original Owner! NOT a Spec Build. ...**

### PROPERTY FEATURES

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Boat Slip	Heated Garage	Dining Room
Cedar	Deck	One Car	Eat In Kitchen
Wood Shingle	Fenced Yard		Great Room
	Porch		Laundry/Utility Room
	Shed		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Heating
Smoke/Fire Alarm	Burglar Alarm	Partially Furnished	Forced Air
Walk In Closet	Central Vacuum		Gas-Natural
Whirlpool	Dishwasher		
	Disposal		
	Dryer		
	Gas Stove		
	Microwave		
	Refrigerator		
	Self Cleaning Oven		
	Washer		
Cooling	HotWater	Water	Sewer
Ceiling Fan(s)	Electric	Public	Public Sewer
Central			
Multi-Zoned			

### CONTACT

Ask for Brent Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-287-2888

Scan to see Property page.



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