

# Berger Realty

Since 1926



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



45 Walnut, Ocean City, NJ, 08226

Price \$4,450,000.00

## PROPERTY DETAILS

Total Rooms	14
Bedrooms	5
Baths Full	3
Baths Half	1
Year Built	2007
Type	Single Family
Block Number	1911
Listing #	586035
Taxes	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 Brian Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-425-1391

Scan to see Property page.

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