

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

oel17@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 Grant Halliday  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-432-7487

Scan to see Property page.

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