

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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 Brick Cedar Wood Shingle	OutsideFeatures Boat Slip Deck Fenced Yard Porch Shed	ParkingGarage Heated Garage One Car	OtherRooms Dining Room Eat In Kitchen Great Room Laundry/Utility Room
InteriorFeatures Smoke/Fire Alarm Walk In Closet Whirlpool	AppliancesIncluded Burglar Alarm Central Vacuum Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	AlsoIncluded Partially Furnished	Heating Forced Air Gas-Natural
Cooling Ceiling Fan(s) Central Multi-Zoned	HotWater Electric	Water Public	Sewer Public Sewer

### CONTACT

Ask for Ken Sedberry Jr.  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-703-2930

Scan to see Property page.

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