

# Berger Realty

Since 1920



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



2311 Ocean  
Avalon, NJ 08202

Asking \$2,895,000.00



## COMMENTS

This centrally located, brand new Tom Welsh townhome sits right in the middle of downtown and across from the public dock. Enjoy bay and sunset views from every deck and inside the home. This 5-bedroom 3.5 bath townhouse is truly one of a kind! The rear yard will feature a private pool and a spacious entertaining area. There is plenty of ceiling height in the garage for all your beach gear, vehicles, and golf cart. Inside, the first floor includes three bedrooms (or two bedrooms and a family room) and a full bathroom. The second level is designed for entertaining and will feature a custom kitchen with quartz countertops and high-end stainless-steel appliances, laundry closet, half bath, and a living room with slider access to the deck. The third floor will host two bedrooms, including the primary suite with a large closet, a luxurious bathroom with dual sink vanity, and a private deck with water views. The third floor also has another bedroom and a hall bathroom. You will never have to move your car being a short walk to the beach and right in the middle of Avalon's restaurants, nightlife, and shopping. With construction expected to be completed by late summer, there's still time to customize this exceptional home. Home will be sold furnished.

## PROPERTY DETAILS

Unit	Features	Parking	Garage	Other Rooms	Appliances Included
	Fireplace		Concrete Driveway	Living Room	Range
	Kitchen Island			Eat In Kitchen	Oven
	Hardwood Floors			Dining Area	Refrigerator
				Laundry/Utility Room	Washer
				Green Room	Dryer
					Dishwasher



Ask for Ludwik Samerski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330

Coming Soon  
Email to: ls@bergerrealty.com  
Ceiling Fan  
Multi Zoned



City