

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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585 7th  
Avalon, NJ 08202

Asking \$3,795,000.00



## COMMENTS

Enjoy sweeping bay, inlet, and ocean views from this exceptional corner property, offering 110 feet of unobstructed view corridors to the north, east, and west. Uniquely positioned at the end of a quiet dead-end street and fronting Yacht Club Drive, this incredibly private site shares a boundary with just one neighboring home—a rarity on 7 Mile Island. Measuring 60' x 110', with the longer dimension running along both Yacht Club Drive and the water, the lot is ideally oriented to maximize panoramic vistas from your future home. The site can accommodate up to 4,620 square feet of living space, with ample room for a large pool and generous ground-level storage or parking. Whether you value privacy, open water views, proximity to the Yacht Club, or a peaceful setting, this one-of-a-kind property offers an oceanfront-caliber experience at a fraction of the price.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Deck	Black Top Driveway	Kitchen	Range
		Dining Area	Oven
			Refrigerator
			Washer
			Dryer

Basement



Heating  
Gas Natural  
Cooling  
Central Air Condition  
Ask for Christopher Malinowski  
Se  
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