

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



82 9th  
Avalon, NJ 08202

Asking \$5,595,000.00



## COMMENTS

Stunning New Construction with Ocean & Inlet Views – Customize Your Dream Home! Presenting an exceptional new build by Thomas Welsh Builders, renowned for their craftsmanship and commitment to enduring quality. This luxury residence will feature six bedrooms, six full bathrooms, and two powder rooms, offering ample space for family and guests. Located on a desirable 50x110 lot on quiet, wide 9th Street, this home will boast approximately 3,800 sq ft of thoughtfully designed interior living space. The southern exposure private backyard pool is ideal for relaxing or entertaining, while second and third floor decks provide breathtaking ocean and inlet views. Additional highlights include a prime location with plenty of street parking and majority of the homes on the south side of the street have underground utilities which enhance both views and curb appeal. Home is estimated to be completed by July 2026. Early buyers can customize all finishes. Don't miss this rare opportunity to own a custom home in one of the area's most coveted locations. Contact us today for more details!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Wood	Patio	Garage	Recreation/Family
	Deck	Stone Driveway	Laundry/Utility Room
	Fenced Yard		Great Room
	Outside Shower		
	In Ground Pool		
	Spa/Hot Tub		
	Asker: Ben Duncan		
	Berger Realty Inc		
	Appliances Included	Basement	
	Range	Crawl Space	
	Call: 609-399-0076		
	Washer/Dryer		
	Dishwasher		



Ben Duncan  
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Cooling	HotWater	Water	Sewer
Central Air Condition	Gas- Natural	City	City
Multi Zoned			