

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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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 June 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 for Tom Melchionni |                |                      |
|          | Berger Realty Inc        |                |                      |
|          | Appliances Included      | Basement       |                      |
|          | Range                    | Crawl Space    |                      |
|          | Microwave Oven           |                |                      |
|          | Washer                   |                |                      |
|          | Dryer                    |                |                      |
|          | Dishwasher               |                |                      |



Call: 609-399-0076  
Email to: tom@bergerrealty.com



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