



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



197 63rd, Avalon, NJ, 08202

Price \$5,995,000.00



#### PROPERTY DETAILS

Total Rooms	21
Bedrooms	5
Baths Full	4
Baths Half	2
Year Built	2004
Type	Single Family
Block Number	62.03
Listing #	232860
Taxes	17924.00

#### COMMENTS

*Nestled on a generous corner lot measuring 65FT X 110FT, this custom-built residence is only 4 houses away from the beach path in the highly desired South end of Avalon. Constructed by DL Miner and crafted with precision by OSK Architects, the house spans 4,853 Sq. Ft., accommodating 5 bedrooms, 4 full bathrooms, and 2 half-baths. With a limited 8 homes on the entire block...*

#### PROPERTY FEATURES

Exterior Wood	OutsideFeatures Deck Outside Shower In Ground Pool	ParkingGarage Garage 3 Car Attached Detached	OtherRooms Living Room Dining Area
InteriorFeatures Cathedral Ceilings Elevator Fireplace- Gas Wood Flooring Tile Flooring Kitchen Island Beverage Refrigerator	AppliancesIncluded Range Oven Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Stove Natural Gas Wine Cooler	AlsoIncluded Partial Furniture See Remarks	Basement Crawl Space
Heating Gas Natural Multi-Zoned	Cooling Central Air Condition Multi Zoned	HotWater Gas- Natural	Water City
Sewer City			

#### CONTACT

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