

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500  
oc17@BergerRealty.com



41 Marine, Avalon, NJ, 08202

Price \$1,945,000.00

## PROPERTY DETAILS

|              |           |
|--------------|-----------|
| Total Rooms  | 8         |
| Bedrooms     | 3         |
| Baths Full   | 3         |
| Baths Half   | 0         |
| Year Built   | 1988      |
| Type         | Townhouse |
| Block Number | 9.06      |
| Listing #    | 243181    |
| Taxes        | 6991.00   |

## COMMENTS

**RARELY AVAILABLE** bayfront townhome in the prestigious Cornell Harbor. Beautifully decorated with three spacious bedrooms and three full baths sits on the bay with incredible southwest views. This home has a dedicated dock and 10 by 25 ' boat slip assigned as (P2). Enjoy boating, paddleboarding or kayaking in the back bay. 41 Marine Way is a short distance to Townsend's...

## PROPERTY FEATURES

|                     |               |                |                     |
|---------------------|---------------|----------------|---------------------|
| UnitFeatures        | ParkingGarage | OtherRooms     | AppliancesIncluded  |
| Fireplace           | Garage        | Living Room    | Range               |
| Kitchen Island      | 1 Car         | Kitchen        | Oven                |
| Wall To Wall Carpet | Attached      | Breakfast Nook | Self-Clean Oven     |
| Cathedral Ceiling   |               | Dining Area    | Microwave Oven      |
| Tile Floors         |               | Great Room     | Refrigerator        |
|                     |               | Storage Space  | Washer              |
|                     |               |                | Dryer               |
|                     |               |                | Dishwasher          |
|                     |               |                | Disposal            |
|                     |               |                | Smoke/Fire Detector |
|                     |               |                | Stainless Steel     |
|                     |               |                | Appliance           |
| AlsoIncluded        | Heating       | Cooling        | HotWater            |
| Blinds              | Gas Natural   | Central Air    | Electric            |
| Furniture           |               | Ceiling Fan    |                     |
| Other (See Remarks) |               |                |                     |

|       |       |
|-------|-------|
| Water | Sewer |
| City  | City  |

## CONTACT

Ask for Matthew Galownia  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-234-6472  
Email to: gmj@bergerrealty.com

Scan to see Property page.

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