



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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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 Patricia (Trish) Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-425-9254  
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Scan to see Property page.



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