

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



11 Leonard's Ln, Avalon Manor, NJ, 08202

Price \$1,750,000.00

## PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 6             |
| Bedrooms     | 3             |
| Baths Full   | 2             |
| Baths Half   | 1             |
| Year Built   | 1999          |
| Type         | Single Family |
| Block Number | 117.01        |
| Listing #    | 251316        |
| Taxes        | 11319.00      |

## COMMENTS

*A boater's paradise awaits at 11 Leonard's Lane. This beautifully renovated 3-bedroom, 2.5-bath bay front single-family home offers unobstructed water/wetlands views and direct access to the open bay, delivering the perfect balance of comfort, style, and functionality. With a 20,000-pound boat lift, expansive under-home storage, and breathtaking views from multiple vantage points...*

## PROPERTY FEATURES

|                 |               |                       |                     |
|-----------------|---------------|-----------------------|---------------------|
| OutsideFeatures | ParkingGarage | InteriorFeatures      | AppliancesIncluded  |
| Outside Shower  | Garage        | Storage               | Range               |
| Boat Slips      | 4 car parking |                       | Microwave Oven      |
|                 |               |                       | Refrigerator        |
|                 |               |                       | Washer              |
|                 |               |                       | Dryer               |
|                 |               |                       | Dishwasher          |
|                 |               |                       | Burglar Alarm       |
|                 |               |                       | Smoke/Fire Detector |
| AlsoIncluded    | Heating       | Cooling               | HotWater            |
| Furniture       | Electric      | Central Air Condition | On Demand           |
| Water           | Sewer         |                       |                     |
| City            | City          |                       |                     |

## CONTACT



Ask for Martha Jamison  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-675-6608  
Email to: mej@bergerrealty.com

Scan to see Property page.



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