



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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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 Tanya Pinkerton  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-442-0418  
Email to: tp@bergerrealty.com

Scan to see Property page.



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