				1	r					
Berger	• Realty		Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 ccl7@BergerRealty.com		Berge	r Realty		Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 ⊠ <u>oc17@BergerRealty.con</u>	REALTOR	
264 41st, Avalon, NJ, 08202 Price \$3,995,000.00					264 41st, Avalon, NJ, 08202 Price \$3,995,000.					
PROPERTY DETAILS			OPERTY DETAILS					PROPERTY DETAILS		
		Total Rooms Bedrooms Baths Full Baths Half Year Built Type Block Number Listing # Taxes	11 4 3 1 2011 Single Family 41 251622 7385.00				Total Room Bedrooms Baths Full Baths Half Year Built Type Block Num Listing # Taxes		11 4 3 1 2011 Single Family 41 251622 7385.00	
COMMENTS					COMMENTS					
NEWLY RENOVATED!! - This Custom built four bedroom, three and one half bath home includes spectacular amenities, space to spread out, storage, and a maintenance free, casual living lifestyle. Careful thought was put into making this home maintenance free including all utility wires located underground and a low-maintenance stone landscaped yard. Enjoy spending sunny after									e free, casual including all	
PROPERTY FEATURES					PROPERTY FEATURES					
Exterior Concrete Wood	OutsideFeatures Patio Deck	ParkingGarage 3 Car Detached	OtherRooms Living Room Dining Room Kitchen Den/TV Room Recreation/Family		Exterior Concrete Wood	OutsideFeatures Patio Deck	ParkingGara 3 Car Detached	age OtherRoon Living Roo Dining Roo Kitchen Den/TV Roo Recreation	m m om	
InteriorFeatures Fireplace- Gas Wood Flooring	AppliancesIncluded Range Oven Microwave Oven Refrigerator Washer Dryer Dishwasher	AlsoIncluded Blinds	Basement Crawl Space		InteriorFeatures Fireplace- Gas Wood Flooring	AppliancesIncluded Range Oven Microwave Oven Refrigerator Washer Dryer Dishwasher	AlsoIncluded Blinds	d Basement Crawl Spac	ce	
Heating Gas Natural	Cooling Central Air Condition	HotWater Gas- Natural	Water City		Heating Gas Natural	Cooling Central Air Condition	HotWater Gas- Natura	Water I City		
Sewer City					Sewer City					
CONTACT					CONTACT					
Scan to see Property page. Ask for Matthew Galownia Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-234-6472 Email to: gmj@bergerrealty.com						Ask for Matthew Galown Berger Realty Inc 1670 Boardwalk, Ocean (Call: 609-234-6472 Email to: gmj@bergerrea	City	Scan to see P	roperty page.	







