

# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



146 22nd, Avalon, NJ, 08202

Price \$4,895,000.00

## PROPERTY DETAILS

Total Rooms	12
Bedrooms	6
Baths Full	5
Baths Half	2
Year Built	2025
Type	Single Family
Block Number	22.03
Listing #	251728
Taxes	9999999.00

## COMMENTS

*This brand-new home, expertly built by Alexandria Builders, is perfectly situated in the heart of Avalon, just two cross streets away from the beach path. Showcasing a striking blend of coastal elegance and thoughtful design, this expansive home offers exquisite indoor and outdoor entertaining spaces, a southern-facing rear yard, and elevator access to all levels. The lo...*

## PROPERTY FEATURES

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Hardie Board	Deck	Parking Pad	Kitchen
	Enclosed/Covered Patio	Concrete Driveway	Recreation/Family
	Fenced Yard		Eat-In-Kitchen
	Cable TV		Dining Area
	Sidewalks		Laundry/Utility Room
	In Ground Pool		Great Room
InteriorFeatures	AppliancesIncluded	Basement	Heating
Bar	Range	Crawl Space	Gas Natural
Cathedral Ceilings	Oven		Forced Air
Elevator	Refrigerator		Multi-Zoned
Fireplace- Gas	Washer		
Wood Flooring	Dryer		
Smoke/Fire Alarm	Dishwasher		
Walk in Closet	Disposal		
Tile Flooring	Smoke/Fire Detector		
Kitchen Island			
Beverage Refrigerator			
Cooling	HotWater	Water	Sewer
Central Air Condition	Gas- Natural	City	City
Ceiling Fan	On Demand		
Multi Zoned			

## CONTACT

Ask for Michael Wallitsch  
Berger Realty Inc  
1330 Bay Avenue, Ocean City

Scan to see Property page.

# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



146 22nd, Avalon, NJ, 08202

Price \$4,895,000.00

## PROPERTY DETAILS

Total Rooms	12
Bedrooms	6
Baths Full	5
Baths Half	2
Year Built	2025
Type	Single Family
Block Number	22.03
Listing #	251728
Taxes	9999999.00

## COMMENTS

*This brand-new home, expertly built by Alexandria Builders, is perfectly situated in the heart of Avalon, just two cross streets away from the beach path. Showcasing a striking blend of coastal elegance and thoughtful design, this expansive home offers exquisite indoor and outdoor entertaining spaces, a southern-facing rear yard, and elevator access to all levels. The lo...*

## PROPERTY FEATURES

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Hardie Board	Deck	Parking Pad	Kitchen
	Enclosed/Covered Patio	Concrete Driveway	Recreation/Family
	Fenced Yard		Eat-In-Kitchen
	Cable TV		Dining Area
	Sidewalks		Laundry/Utility Room
	In Ground Pool		Great Room
InteriorFeatures	AppliancesIncluded	Basement	Heating
Bar	Range	Crawl Space	Gas Natural
Cathedral Ceilings	Oven		Forced Air
Elevator	Refrigerator		Multi-Zoned
Fireplace- Gas	Washer		
Wood Flooring	Dryer		
Smoke/Fire Alarm	Dishwasher		
Walk in Closet	Disposal		
Tile Flooring	Smoke/Fire Detector		
Kitchen Island			
Beverage Refrigerator			
Cooling	HotWater	Water	Sewer
Central Air Condition	Gas- Natural	City	City
Ceiling Fan	On Demand		
Multi Zoned			

## CONTACT

Ask for Michael Wallitsch  
Berger Realty Inc  
1330 Bay Avenue, Ocean City

Scan to see Property page.



**Call: 609-350-9800**  
**Email to: [mow@bergerrealty.com](mailto:mow@bergerrealty.com)**



**Call: 609-350-9800**  
**Email to: [mow@bergerrealty.com](mailto:mow@bergerrealty.com)**

