

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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 Sean McGinnis  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City

Scan to see Property page.

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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 Sean McGinnis  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City

Scan to see Property page.



**Call: 609-703-9955**  
**Email to: [smc@bergerrealty.com](mailto:smc@bergerrealty.com)**



**Call: 609-703-9955**  
**Email to: [smc@bergerrealty.com](mailto:smc@bergerrealty.com)**

