



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



74 38th, Avalon, NJ, 08202

Price \$12,500,000.00



#### PROPERTY DETAILS

Total Rooms	18
Bedrooms	6
Baths Full	5
Baths Half	1
Year Built	2009
Type	Single Family
Block Number	38
Listing #	251791
Taxes	31471.00

#### COMMENTS

*Oceanfront Living at Its Finest! Perfectly positioned behind 110 feet of natural dune protection, this exceptional beachfront home in Avalon blends timeless coastal architecture with modern luxury. Inspired by the classic elegance of the Hamptons, this shingled retreat offers unmatched 180-degree ocean views and a lifestyle defined by tranquility, style, and seamless indo...*

#### PROPERTY FEATURES

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Shingle	Deck	4 car parking	Living Room
Stone	Enclosed/Covered Patio		Dining Room
Wood	Porch		Kitchen
	Grill		Recreation/Family
	Storage Building		Laundry/Utility Room
	Cable TV		See Remarks
	Sidewalks		
	Outside Shower		
	In Ground Pool		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Range	Drapes	Crawl Space
Fireplace- Gas	Oven	Curtains	
Wood Flooring	Self-Clean Oven	Shades	
Security System	Microwave Oven	Blinds	
Smoke/Fire Alarm	Refrigerator	Rugs	
	Washer	Furniture	
	Dryer	See Remarks	
	Dishwasher	Window Treatments	
	Disposal		
	Burglar Alarm		
	Smoke/Fire Detector		
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Gas- Natural	Public
Forced Air	Multi Zoned	On Demand	
Multi-Zoned			
Sewer			
Public			



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## CONTACT



**Ask for Tom Melchionni**  
**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call: 609-602-8208**  
**Email to: tom@bergerrealty.com**

Scan to see Property page.



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