



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



174 23rd, Avalon, NJ, 08202

Price \$4,795,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 9             |
| Bedrooms     | 6             |
| Baths Full   | 6             |
| Baths Half   | 1             |
| Year Built   | 2025          |
| Type         | Single Family |
| Block Number | 23.03         |
| Listing #    | 251801        |
| Taxes        | 9999.00       |

#### COMMENTS

*New construction single family home! This gorgeous home features six bedrooms, six full baths plus a powder room and a beautiful pool. There are three levels offering privacy and space to spread out. The main living space is located on the second floor, and it is light filled and has soaring cathedral ceilings and a cozy fireplace. The gourmet kitchen boasts high-end appli...*

#### PROPERTY FEATURES

|                    |               |                   |                       |
|--------------------|---------------|-------------------|-----------------------|
| OutsideFeatures    | ParkingGarage | OtherRooms        | InteriorFeatures      |
| Patio              | Garage        | Living Room       | Fireplace- Gas        |
| Deck               | 1 Car         | Kitchen           | Kitchen Island        |
| Porch              | Attached      | Recreation/Family |                       |
| Fenced Yard        |               | Dining Area       |                       |
| Outside Shower     |               |                   |                       |
| In Ground Pool     |               |                   |                       |
| AppliancesIncluded | Basement      | Heating           | Cooling               |
| Range              | Crawl Space   | Gas Natural       | Central Air Condition |
| Self-Clean Oven    |               |                   |                       |
| Microwave Oven     |               |                   |                       |
| Refrigerator       |               |                   |                       |
| Washer             |               |                   |                       |
| Dryer              |               |                   |                       |
| Dishwasher         |               |                   |                       |
| HotWater           | Water         | Sewer             |                       |
| Gas- Natural       | City          | City              |                       |

#### CONTACT

Berger Realty Inc  
3160 Asbury Ave.  
Ocean City, NJ 08226  
Call: (609) 399-0076  
Email to: info@bergerrealty.com  
Web: www.bergerrealty.com

Scan to view property page.



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



174 23rd, Avalon, NJ, 08202

Price \$4,795,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 9             |
| Bedrooms     | 6             |
| Baths Full   | 6             |
| Baths Half   | 1             |
| Year Built   | 2025          |
| Type         | Single Family |
| Block Number | 23.03         |
| Listing #    | 251801        |
| Taxes        | 9999.00       |

#### COMMENTS

*New construction single family home! This gorgeous home features six bedrooms, six full baths plus a powder room and a beautiful pool. There are three levels offering privacy and space to spread out. The main living space is located on the second floor, and it is light filled and has soaring cathedral ceilings and a cozy fireplace. The gourmet kitchen boasts high-end appli...*

#### PROPERTY FEATURES

|                    |               |                   |                       |
|--------------------|---------------|-------------------|-----------------------|
| OutsideFeatures    | ParkingGarage | OtherRooms        | InteriorFeatures      |
| Patio              | Garage        | Living Room       | Fireplace- Gas        |
| Deck               | 1 Car         | Kitchen           | Kitchen Island        |
| Porch              | Attached      | Recreation/Family |                       |
| Fenced Yard        |               | Dining Area       |                       |
| Outside Shower     |               |                   |                       |
| In Ground Pool     |               |                   |                       |
| AppliancesIncluded | Basement      | Heating           | Cooling               |
| Range              | Crawl Space   | Gas Natural       | Central Air Condition |
| Self-Clean Oven    |               |                   |                       |
| Microwave Oven     |               |                   |                       |
| Refrigerator       |               |                   |                       |
| Washer             |               |                   |                       |
| Dryer              |               |                   |                       |
| Dishwasher         |               |                   |                       |
| HotWater           | Water         | Sewer             |                       |
| Gas- Natural       | City          | City              |                       |

#### CONTACT

Berger Realty Inc  
3160 Asbury Ave.  
Ocean City, NJ 08226  
Call: (609) 399-0076  
Email to: info@bergerrealty.com  
Web: www.bergerrealty.com

Scan to view property page.

