



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



9 Seabreeze, Avalon Manor, NJ, 08202

Price \$2,095,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 12            |
| Bedrooms     | 5             |
| Baths Full   | 5             |
| Baths Half   | 1             |
| Year Built   | 2006          |
| Type         | Single Family |
| Block Number | 117           |
| Listing #    | 251851        |
| Taxes        | 18390.00      |

#### COMMENTS

*Stunning Blane Steinman-designed retreat on a private, elevated end lot in Avalon Manor with breathtaking wetland/sunset views. Perfectly suited for large families and entertaining friends, every bedroom boasts its own spa-inspired en-suite bath, each offering a unique selection of tiles and finishes. A self-contained first-floor suite features its own kitchenette with d...*

#### PROPERTY FEATURES

|                                                                                                                        |                                                                                                                                                              |                                                                               |                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                      | OutsideFeatures<br>Deck<br>Storage Building<br>Cable TV<br>Sidewalks<br>Outside Shower<br>Sprinkler System                                                   | ParkingGarage<br>2 Car<br>Detached                                            | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Den/TV Room<br>Dining Area<br>Pantry<br>Laundry/Utility Room<br>Library/Study<br>Storage Attic |
| InteriorFeatures<br>Cathedral Ceilings<br>Elevator<br>Security System<br>Smoke/Fire Alarm<br>Storage<br>Walk in Closet | AppliancesIncluded<br>Range<br>Oven<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal<br>Smoke/Fire Detector | AlsoIncluded<br>Drapes<br>Curtains<br>Shades<br>Blinds<br>Fireplace Equipment | Basement<br>Crawl Space                                                                                                                               |
| Heating<br>Gas Natural<br>Forced Air                                                                                   | Cooling<br>Central Air Condition<br>Ceiling Fan<br>Multi Zoned                                                                                               | HotWater<br>Gas- Natural                                                      | Water<br>City                                                                                                                                         |
| Sewer<br>City                                                                                                          |                                                                                                                                                              |                                                                               |                                                                                                                                                       |



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| Sewer<br>City                                                                                                          |                                                                                                                                                              |                                                                               |                                                                                                                                                       |

**CONTACT**

**Ask for Steven Orner**  
**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call:**  
**Email to: slo@bergerrealty.com**

Scan to see Property page.

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