

# Berger Realty

Since 1926



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



188 34th, Avalon, NJ, 08202

Price \$4,999,000.00

## PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 16            |
| Bedrooms     | 6             |
| Baths Full   | 5             |
| Baths Half   | 2             |
| Year Built   | 2025          |
| Type         | Single Family |
| Block Number | 34            |
| Listing #    | 251914        |
| Taxes        | 9.00          |

## COMMENTS

**RECENTLY COMPLETED AND READY FOR YOUR IMMEDIATE ENJOYMENT!** This brand-new 3,800+ square foot home is ideally situated on a large 60'x110' corner lot, just two blocks from some of the widest, pristine beaches on the Island, and only a short walk to Public Recreation and town! Creatively designed by Blane Steinman Architect, built by the Ryan Development Group, and taste...

## PROPERTY FEATURES

|                                                                                                                          |                                                                                                                                                |                                                     |                                                         |
|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------|
| Exterior<br>Shingle<br>Other                                                                                             | OutsideFeatures<br>Patio<br>Deck<br>Enclosed/Covered Patio<br>Fenced Yard<br>Sidewalks<br>Outside Shower<br>In Ground Pool<br>Sprinkler System | ParkingGarage<br>Concrete Driveway<br>4 car parking | OtherRooms<br>Recreation/Family<br>Laundry/Utility Room |
| InteriorFeatures<br>Cathedral Ceilings<br>Elevator<br>Fireplace- Gas<br>Wood Flooring<br>Walk in Closet<br>Tile Flooring | AppliancesIncluded<br>Range<br>Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher                                                           | Heating<br>Gas Natural<br>Multi-Zoned               | Cooling<br>Central Air Condition<br>Multi Zoned         |
| HotWater<br>Gas- Natural<br>On Demand                                                                                    | Water<br>City                                                                                                                                  | Sewer<br>City                                       |                                                         |

## CONTACT

Ask for Ludwik Samselski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-545-0757  
Email to: ls@bergerrealty.com

Scan to see Property page.

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