



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



<u>oc17@BergerRealty.com</u>

4640 Ocean, Avalon, NJ, 08202

Price \$12,500,000.00



| PROPERTY DETAILS | | |
|------------------|---------------|--|
| Total Rooms | 18 | |
| Bedrooms | 7 | |
| Baths Full | 7 | |
| Baths Half | 1 | |
| Year Built | 2026 | |
| Туре | Single Family | |
| Block Number | 42.05 | |
| Listing # | 251944 | |
| Taxes | 99999999.00 | |

COMMENTS

This stunning new construction—designed by Asher Slaunwhite, constructed by Winfield Developers, and professionally curated by Hank Page Designs-will sit on an oversized bayfront lot in the Avalon Fingers, offering every imaginable amenity. With over 160 feet of

| high ground—approximately 35 feet (or 28%) deeper than a standard Fingers lot—the proper allows for in | | | |
|--|--|--|--|
| | PROPERTY | FEATURES | |
| Exterior Brick Shingle Wood | OutsideFeatures Patio Deck Enclosed/Covered Patio Screened Porch Grill Fenced Yard Dock Bulkhead Cable TV Sidewalks Outside Shower In Ground Pool Whirpool/Spa Boat Slips Sprinkler System | ParkingGarage Garage Attached 4 car parking | OtherRooms Living Room Dining Room Kitchen Den/TV Room Recreation/Family Eat-In-Kitchen Dining Area Pantry Laundry/Utility Room Great Room |
| InteriorFeatures Bar Cathedral Ceilings Elevator Fireplace- Gas Wood Flooring Security System Tile Flooring Kitchen Island Beverage Refrigerator | AppliancesIncluded Range Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector | Basement Crawl Space Slab | Heating Gas Natural Forced Air Multi-Zoned |

Water

City

Sewer

Central Air Condition

City

Wine Cooler

Gas- Natural

HotWater

Cooling

Central Air Condition





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| DEDTY | |
|-------|--|
| | |

| Brick Patio Garage Living Room Shingle Deck Attached Dining Room Wood Enclosed/Covered Patio 4 car parking Kitchen Screened Porch Den/TV Room Grill Recreation/Family Fenced Yard Eat-In-Kitchen Dock Dining Area Bulkhead Pantry Cable TV Laundry/Utility Room Sidewalks Great Room Outside Shower In Ground Pool Whirpool/Spa Boat Slips | | | | |
|--|--------------------------------------|--|--------------------|--|
| | Exterior Brick Shingle Wood | Patio Deck Enclosed/Covered Patio Screened Porch Grill Fenced Yard Dock Bulkhead Cable TV Sidewalks Outside Shower In Ground Pool Whirpool/Spa | Garage Attached | Living Room Dining Room Kitchen Den/TV Room Recreation/Family Eat-In-Kitchen Dining Area Pantry Laundry/Utility Room |

| | Boat Slips Sprinkler System | | |
|--|---|---------------------------------|---|
| InteriorFeatures Bar Cathedral Ceilings Elevator Fireplace- Gas Wood Flooring Security System Tile Flooring Kitchen Island Beverage Refrigerator | AppliancesIncluded Range Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector Wine Cooler | Basement Crawl Space Slab | Heating Gas Natural Forced Air Multi-Zoned |
| Cooling | HotWater | Water | Sewer |

City

City

Gas- Natural

Ceiling Fan Multi Zoned

On Demand

CONTACT

Ask for Peter Harp Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-827-9399

Email to: pph@bergerrealty.com

Scan to see Property page.

Ceiling Fan Multi Zoned On Demand

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