



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 Troy Eggie
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1670 Boardwalk, Ocean City
Call: 609-425-0992
Email to: tde@bergerrealty.com

Scan to see Property page.

CONTACT

Ceiling Fan

Multi Zoned

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