

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500  
ec17@BergerRealty.com



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
Type	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 property allows for in...*

## PROPERTY FEATURES

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

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Cooling	HotWater	Water	Sewer
Central Air Condition	Gas- Natural	City	City

Ceiling Fan  
Multi Zoned

On Demand

**CONTACT**



**Ask for Troy Eggie**  
**Berger Realty Inc**  
**1670 Boardwalk, Ocean City**  
**Call: 609-425-0992**  
**Email to: tde@bergerrealty.com**

Scan to see Property page.



Ceiling Fan  
Multi Zoned

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