



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



3328 Ocean, Avalon, NJ, 08202

Price \$3,195,000.00



#### PROPERTY DETAILS

|              |           |
|--------------|-----------|
| Total Rooms  | 10        |
| Bedrooms     | 4         |
| Baths Full   | 4         |
| Baths Half   | 0         |
| Year Built   | 2001      |
| Type         | Townhouse |
| Block Number | 33.05     |
| Listing #    | 252007    |
| Taxes        | 8826.00   |

#### COMMENTS

*Meticulously maintained bayfront townhouse offering unobstructed water views from multiple levels. This spacious 4-bedroom, 4-bathroom home features a bright top-floor living area, multiple bayfront decks, and a smart split-level layout for added privacy. A short walk to town and beach, this property includes a deep water boat slip - perfect for boating enthusiasts looking...*

#### PROPERTY FEATURES

|                   |                   |                      |                     |
|-------------------|-------------------|----------------------|---------------------|
| UnitFeatures      | ParkingGarage     | OtherRooms           | AppliancesIncluded  |
| Bar               | Garage            | Living Room          | Oven                |
| Kitchen Island    | Parking Pad       | Kitchen              | Microwave Oven      |
| Foyer             | Attached          | Recreation/Family    | Refrigerator        |
| Tile Floors       | Concrete Driveway | Dining Area          | Washer              |
| Laminate Flooring |                   | Laundry/Utility Room | Dryer               |
|                   |                   |                      | Dishwasher          |
|                   |                   |                      | Smoke/Fire Detector |
|                   |                   |                      | Cooktop             |
| AlsoIncluded      | Heating           | Cooling              | HotWater            |
| Blinds            | Gas Natural       | Central Air          | Gas                 |
|                   | Multi-Zoned       | Gas                  |                     |
|                   |                   | Multi Zoned          |                     |
| Water             | Sewer             |                      |                     |
| City              | City              |                      |                     |

#### CONTACT



Ask for Ben Duncan  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-600-7531  
Email to: bmd@bergerrealty.com

Scan to see Property page.



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