

# Berger Realty

Since 1926



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500  
oc17@BergerRealty.com



34 13th, Avalon, NJ, 08202

Price \$5,500,000.00



## PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 22            |
| Bedrooms     | 6             |
| Baths Full   | 6             |
| Baths Half   | 2             |
| Year Built   | 2026          |
| Type         | Single Family |
| Block Number | 13.02         |
| Listing #    | 252045        |
| Taxes        | 7399.00       |

## COMMENTS

*Coming soon to one of the most sought-after beach towns at the Jersey Shore, this brand new luxury residence at 34 W 13th Street offers the perfect blend of high-end design, coastal comfort, and unbeatable location. Just 12 homes from the beach this new home will have six-bedroom, six-bathroom home with two powder rooms is being built by Thomas Welsh Builders—renowned fo...*

## PROPERTY FEATURES

|                     |                  |                      |                       |
|---------------------|------------------|----------------------|-----------------------|
| OutsideFeatures     | ParkingGarage    | OtherRooms           | InteriorFeatures      |
| Deck                | Garage           | Living Room          | Wood Flooring         |
| Porch               | 1 Car            | Kitchen              | Smoke/Fire Alarm      |
| Fenced Yard         | Attached         | Recreation/Family    | Walk in Closet        |
| Cable TV            | Auto Door Opener | Dining Area          | Tile Flooring         |
| Sidewalks           |                  | Pantry               | Kitchen Island        |
| Outside Shower      |                  | Laundry/Utility Room |                       |
| In Ground Pool      |                  |                      |                       |
| Sprinkler System    |                  |                      |                       |
| AppliancesIncluded  | Basement         | Heating              | Cooling               |
| Range               | Crawl Space      | Gas Natural          | Central Air Condition |
| Oven                |                  |                      |                       |
| Self-Clean Oven     |                  |                      |                       |
| Microwave Oven      |                  |                      |                       |
| Refrigerator        |                  |                      |                       |
| Washer              |                  |                      |                       |
| Dryer               |                  |                      |                       |
| Dishwasher          |                  |                      |                       |
| Disposal            |                  |                      |                       |
| Smoke/Fire Detector |                  |                      |                       |
| HotWater            | Water            | Sewer                |                       |
| Gas- Natural        | City             | City                 |                       |

## CONTACT

Ask for Linda Watts  
Berger Realty Inc  
1670 Boardwalk, Ocean City

Scan to see Property page.

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