

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



274 7th, Avalon, NJ, 08202

Price \$4,395,000.00

## PROPERTY DETAILS

Total Rooms	15
Bedrooms	6
Baths Full	5
Baths Half	1
Year Built	2016
Type	Single Family
Block Number	7.04
Listing #	252312
Taxes	11719.00

## COMMENTS

*This 2016-built, Tom Welsh constructed home has every imaginable luxury and sits in an ultra quiet neighborhood, offering sweeping inlet, ocean, and bay views. Some of the many upgrades include a poured slab foundation, an extensive Crestron automation package that controls lighting, security, audio, and climate, spray-foamed exterior walls maximizing energy efficiency, a...*

## PROPERTY FEATURES

Exterior Wood	OutsideFeatures Deck Fenced Yard Cable TV Sidewalks Outside Shower In Ground Pool Whirlpool/Spa Sprinkler System	ParkingGarage Garage 1 Car Attached Concrete Driveway	OtherRooms Kitchen Recreation/Family Eat-In-Kitchen Dining Area Laundry/Utility Room Great Room
InteriorFeatures Bar Cathedral Ceilings Fireplace- Gas Wood Flooring Security System Smoke/Fire Alarm Walk in Closet Tile Flooring	AppliancesIncluded Range Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector Stove Natural Gas	AlsoIncluded Curtains Blinds Rugs Furniture	Basement Slab
Heating Gas Natural Forced Air Multi-Zoned	Cooling Central Air Condition Ceiling Fan Multi Zoned	HotWater Gas- Natural On Demand	Water City
Sewer City			

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**CONTACT**



**Ask for Mark Kolmer**  
**Berger Realty Inc**  
**109 E 55th St., Ocean City**  
**Call: 609-437-4142**  
**Email to: [mkj@bergerrealty.com](mailto:mkj@bergerrealty.com)**

Scan to see Property page.



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