



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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<br>Wood                                                                                                                                           | OutsideFeatures<br>Deck<br>Fenced Yard<br>Cable TV<br>Sidewalks<br>Outside Shower<br>In Ground Pool<br>Whirlpool/Spa<br>Sprinkler System                                  | ParkingGarage<br>Garage<br>1 Car<br>Attached<br>Concrete Driveway | OtherRooms<br>Kitchen<br>Recreation/Family<br>Eat-In-Kitchen<br>Dining Area<br>Laundry/Utility Room<br>Great Room |
| InteriorFeatures<br>Bar<br>Cathedral Ceilings<br>Fireplace- Gas<br>Wood Flooring<br>Security System<br>Smoke/Fire Alarm<br>Walk in Closet<br>Tile Flooring | AppliancesIncluded<br>Range<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal<br>Smoke/Fire Detector<br>Stove Natural Gas | AlsoIncluded<br>Curtains<br>Blinds<br>Rugs<br>Furniture           | Basement<br>Slab                                                                                                  |
| Heating<br>Gas Natural<br>Forced Air<br>Multi-Zoned                                                                                                        | Cooling<br>Central Air Condition<br>Ceiling Fan<br>Multi Zoned                                                                                                            | HotWater<br>Gas- Natural<br>On Demand                             | Water<br>City                                                                                                     |

Sewer  
City



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**CONTACT**

**Ask for Steven Spengler**  
**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call: 609-425-9253**  
**Email to: [srs@bergerrealty.com](mailto:srs@bergerrealty.com)**

Scan to see Property page.

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