

# Berger Realty

Since 1926



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

info@bergerrealty.com



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206 Toledo Ave, West Atlantic City, NJ, 08232

Price \$479,000.00

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### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 7             |
| Bedrooms     | 3             |
| Baths Full   | 2             |
| Baths Half   | 0             |
| Year Built   | 2010          |
| Type         | Single Family |
| Block Number | 4214          |
| Listing #    | 583518        |
| Taxes        | 7597.00       |



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### COMMENTS

*West Atlantic City Location! Welcome to your water view sanctuary at this bay community! Nestled just steps away from the serene Lakes Bay, this exceptional home offers more than just a residence—it's a gateway to an active outdoor lifestyle. Enjoy access for windsurfers, kayakers, and all water sports enthusiasts. With marina facilities nearby, the possibilities are e...*

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### PROPERTY FEATURES

|                       |                    |                  |                      |
|-----------------------|--------------------|------------------|----------------------|
| Exterior              | OutsideFeatures    | ParkingGarage    | OtherRooms           |
| Vinyl                 | Deck               | Attached Garage  | Dining Area          |
|                       | Paved Road         | Auto Door Opener | Great Room           |
|                       | Porch              | One Car          | Laundry/Utility Room |
|                       | Sidewalks          |                  | Loft                 |
|                       |                    |                  | Workshop             |
| InteriorFeatures      | AppliancesIncluded | Basement         | Heating              |
| Kitchen Center Island | Dishwasher         | Outside Entrance | Baseboard            |
| Skylight(s)           | Dryer              | Unfinished       | Hot Water            |
| Storage               | Gas Stove          |                  | Radiant              |
|                       | Refrigerator       |                  | Solar                |
|                       | Washer             |                  |                      |
| Cooling               | Water              | Sewer            |                      |
| Central               | Public             | Public Sewer     |                      |

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### CONTACT



Ask for Ildar Baygeldin  
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109 E 55th St., Ocean City  
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Email to: ieb@bergerrealty.com

Scan to see Property page.



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