



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



45 Walnut, Ocean City, NJ, 08226

Price \$5,390,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 14            |
| Bedrooms     | 5             |
| Baths Full   | 3             |
| Baths Half   | 1             |
| Year Built   | 2007          |
| Type         | Single Family |
| Block Number | 1911          |
| Listing #    | 599096        |
| Taxes        | 18010.00      |

#### COMMENTS

**Custom Built Bayfront (Asher Assoc. Designed) on Sunny Harbor Lagoon! This Bayfront Beauty on an oversized 6000 sq ft. lot (52.68 x 114.37). 20% larger and longer than most Bayfront lots, especially in Riviera neighborhood allowing for an amazing outdoor living space.. Crafted to Resemble the Coastal Architectural Elegance of a Bygone Era by Renowned Architect Mark Asher ...**

#### PROPERTY FEATURES

|                  |                    |                     |                      |
|------------------|--------------------|---------------------|----------------------|
| Exterior         | OutsideFeatures    | ParkingGarage       | OtherRooms           |
| Brick            | Boat Slip          | Heated Garage       | Dining Room          |
| Cedar            | Deck               | One Car             | Eat In Kitchen       |
| Wood Shingle     | Fenced Yard        |                     | Great Room           |
|                  | Porch              |                     | Laundry/Utility Room |
|                  | Shed               |                     |                      |
| InteriorFeatures | AppliancesIncluded | AlsoIncluded        | Heating              |
| Smoke/Fire Alarm | Burglar Alarm      | Partially Furnished | Forced Air           |
| Walk In Closet   | Central Vacuum     |                     | Gas-Natural          |
| Whirlpool        | Dishwasher         |                     |                      |
|                  | Disposal           |                     |                      |
|                  | Dryer              |                     |                      |
|                  | Gas Stove          |                     |                      |
|                  | Microwave          |                     |                      |
|                  | Refrigerator       |                     |                      |
|                  | Self Cleaning Oven |                     |                      |
|                  | Washer             |                     |                      |
| Cooling          | HotWater           | Water               | Sewer                |
| Ceiling Fan(s)   | Electric           | Public              | Public Sewer         |
| Central          |                    |                     |                      |
| Multi-Zoned      |                    |                     |                      |

#### CONTACT

Ask for Barbara Varacalli  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-602-4706

Scan to see Property page.



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