

**197 63rd  
Avalon, NJ 08202**

**Asking \$5,995,000.00**



**COMMENTS**

Nestled on a generous corner lot measuring 65FT X 110FT, this custom-built residence is only 4 houses away from the beach path in the highly desired South end of Avalon. Constructed by DL Miner and crafted with precision by OSK Architects, the house spans 4,853 Sq. Ft., accommodating 5 bedrooms, 4 full bathrooms, and 2 half-baths. With a limited 8 homes on the entire block, underground utilities, and a low dune line, this property boasts panoramic ocean views from its 2nd and 3rd floors, further complimented by 4 of the 6 spacious decks. The home's exterior showcases cedar shake siding, with an elegant façade along both Dune Drive and 63rd Street. With both an attached and detached garage, there is ample storage for beach and pool essentials. Stepping through the custom mahogany door, you're greeted by an expansive first-floor family room, equipped with a wet bar, beverage center, and 2 dishwasher drawers. Custom bamboo floors run throughout with an extensive trim package. The outdoor space features a custom pool with a teak deck and enhanced privacy from mature landscaping and privacy trees. This floor also houses two bedrooms, each with ensuite bathrooms, and a powder room located in the laundry area. A 3-stop elevator is accessible from the first floor to the third. The second floor is an entertainer's delight, featuring a gourmet kitchen, a spacious dining section with a wet bar, and a grand family room with vaulted ceilings. The kitchen is thoughtfully designed with dual islands, a double wall oven, Sub Zero refrigerator and more, along with a concealed pantry behind custom cabinet doors with additional cold storage for beverages. Beautiful custom inset cabinetry and granite tops offer ample areas for entertaining family and guests. The dining area features a sizeable table centered on the wet bar, outfitted with custom Hargest cabinetry, a beverage center, and an ice maker. An expansive wraparound deck off the 2nd floor entertaining area leaves plenty of room for dining 'al fresco' with additional lounge space, all the while taking in incredible ocean views. This level also presents an additional bedroom with ensuite bath and a private balcony. A powder room thoughtfully tucked off the main entertaining area finishes off the second floor layout. The third floor hosts the 5th bedroom and the primary suite. The ensuite bathroom features dual sinks and a gorgeous, tiled shower. Begin your day by enjoying coffee off the private balcony and taking in the expansive ocean views and sounds of the waves. The last of the 6 exterior decks is found towards the front of the home, offering unparalleled views of the ocean, with a dedicated office space just steps away inside. Situated in Avalon's peaceful South-end and offering unparalleled ocean views, this residence is a true gem. The property is available furnished with a few exclusions. Schedule your private viewing today.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Wood	Deck	Garage	Living Room

# Berger Realty

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	Outside Shower In Ground Pool	3 Car Attached Detached	Dining Area
InteriorFeatures Cathedral Ceilings Elevator Fireplace- Gas Wood Flooring Tile Flooring Kitchen Island Beverage Refrigerator	AppliancesIncluded Range Oven Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Stove Natural Gas Wine Cooler	AlsoIncluded Partial Furniture See Remarks	Basement Crawl Space
Heating Gas Natural Multi-Zoned	Cooling Central Air Condition Multi Zoned	HotWater Gas- Natural	Water City
Sewer City			

