



**176 24th  
Avalon, NJ 08202**

**Asking \$3,995,000.00**



#### COMMENTS

This centrally located, 2013 custom built home sits on a massive, 70' x 110' lot and offers 6 bedrooms, 5.5 bathrooms, and an expansive rear yard entertaining space. The scale of this lot, which is 40% larger than the majority of lots in the center of Avalon, is noticeable throughout the property. The five-car driveway is lined with 20-foot-tall Leyland Cypress trees. The rear yard pool and hot tub leave plenty of room for multiple entertaining areas AND a cabana attached to a storage garage large enough to account for everything that you could ever need to enjoy 7 Mile Island. This southern exposed rear yard oasis is drenched in natural light all afternoon and is lined with more mature, Leyland Cypress trees. The cabana heightens your experience, with a flat screen television, storage, granite countertop, refrigeration and roll down storm shutter. The interior of this beautiful home offers a tried-and-true layout, with large bedrooms, top notch entertaining spaces, and plenty of bathrooms. The large entry foyer offers comfortable access to three first floor bedrooms, two of which share a hall bath and one of which is en-suite. The rear yard facing, first floor family room has a wet bar, multiple seating areas and offers slider access to the pool area. Upstairs, the second floor great room is completely vaulted and is the ideal place to relax after a great day down the beach. The chef's kitchen has stainless steel appliances, custom cabinetry, and a massive center island. The living area is centered on a gas fireplace flanked by custom built-ins on both sides. This area offers slider access to a huge second floor deck, with a natural gas hookup for your grill and both dining and living areas. The rear of the second floor has two bedrooms, both with en-suite bathrooms. The third floor is entirely dedicated to the primary suite, with an en-suite bathroom, large walk-in closet and a private deck. The location of this unique property leaves you just steps from the shops, restaurants and nightlife in the center of Avalon and only two cross streets to the beach. While this home has never been a rental, this incredible property has the potential to generate over \$200,000 a year in rental revenue. If you've been in search of a beautiful home in a great neighborhood, make sure you preview this oversized property before it is too late.

#### PROPERTY DETAILS

| Exterior | OutsideFeatures  | ParkingGarage     | OtherRooms                |
|----------|------------------|-------------------|---------------------------|
| Vinyl    | Deck             | Concrete Driveway | Living Room               |
|          | Porch            | 4 car parking     | Dining Room               |
|          | Fenced Yard      |                   | Kitchen                   |
|          | Outside Shower   |                   | Recreation/Family         |
|          | In Ground Pool   |                   | Laundry/Utility Room      |
|          | Sprinkler System |                   | 1st Floor Primary Bedroom |

# Berger Realty

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