

412 42nd
Avalon, NJ 08202

Asking \$8,449,000.00



COMMENTS

Perfectly situated at the end of Yale Harbor, facing directly Southwest, this newly constructed bay-front residence offers expansive sunset views along the channel. The property's strategic positioning on the basin ensures unparalleled bay vistas from both the interior living areas and outdoor spaces. Spanning over 5,300sq ft, this crafted masterpiece, designed by renowned architect, David Bennett, features 6 bedrooms, 8 bathrooms, 2 family rooms, 3 wet bars, a dedicated office space, a 4-stop elevator, and sizeable rear decks. The exterior features woven cedar shake siding complemented by borl channel detailing and a whitewashed brick foundation. Ipe decking is accented with cable railing and mahogany caps, plus mahogany ceilings above. An upgraded poured concrete foundation allows for an additional 12 inches of ceiling height throughout the home. The interior design offers guests expansive water views the moment they enter, directing attention through a 15-foot-wide slider to the rear yard. Interior finishes include custom shiplap millwork throughout the entire foyer and leading up to the third floor. The home's wet bars, starting with one in the first-floor family room, come equipped with Sub-Zero beverage centers and ice makers. Details include handcrafted grasscloth wallcovering and a gas-fed fireplace in this sunlit bayside room ensuring year-round comfort. A custom-milled bunk room tucked just off the family room with an ensuite bath, and an additional bedroom and ensuite bath are located to the west of the family room. An expansive laundry room with garage access finish off the first-floor interior. 7 and 1/2 inch wide UV cured and urethane-finished wood floors run throughout the entire home. The outdoor living area boasts an expansive 12X35 foot deck on the first floor, perfect for relaxation, lounging, and dining. The pool deck, fitted in travertine remains cool on your feet during those hot summer days, and a freestanding fireplace enhances evening gatherings. Two deep-water boat slips also accompany the home. The most notable bay view is enjoyed while ascending to the second floor. The impact of 27 linear feet of Weiland liftside glass makes it impossible to miss the impressive water views and offers incredible natural light into both the kitchen and family room. A large wet bar, outfitted with a Sub-Zero beverage center and icemaker flanks the 8-person dining area. The family room features vaulted ceilings and is centered on a wood-burning fireplace with a natural gas insert. Painted brick finishes the chimney to the ceiling, accented by a marble fireplace. Opposite of the family room, the kitchen offers an incredible backdrop for entertaining, featuring an island measuring 11X5 feet wide, and finished with chorn marble countertops. The appliance package features a Viking range, panel-ready Sub-Zero refrigerator, cove dishwasher, and two Sub-Zero beverage drawers tucked away in a hidden, yet expansive pantry. The pantry additionally offers two Sub-Zero beverage drawers, expanded cabinetry, and is finished with a black honed soapstone. Beyond the living and kitchen area, the rear of the home offers an additional 12X35 foot covered deck, with space for dining for up to 10 people, and notably a prime seat to catch the waterfront



sunset on the channel. This floor also includes two ensuite bathrooms, a discreetly placed powder room, and a north-facing front deck that can be accessed by either bedroom. The master suite, situated bayside, features a private Southwest-facing deck for prime bay views. Calcutta marble outfits both the master ensuite, along with the 6th bedroom toward the front of the property. A versatile office/exercise room provides customizable space for the homeowner.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Metal	Deck	Garage	Living Room
Wood	Enclosed/Covered	Concrete Driveway	Kitchen
	Patio		Den/TV Room
	Outside Shower		Dining Area
	In Ground Pool		Laundry/Utility Room
	Boat Slips		Great Room
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceilings	Range	Furniture	Slab
Elevator	Oven		
Wood Flooring	Microwave Oven		
Walk in Closet	Refrigerator		
Fireplace- Wood	Washer		
Tile Flooring	Dryer		
Kitchen Island	Dishwasher		
Beverage Refrigerator	Disposal		
	Smoke/Fire Detector		
	Stove Natural Gas		
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Gas- Natural	City
Forced Air	Multi Zoned	On Demand	
Multi-Zoned			
Sewer			
City			

