

568 22nd  
Avalon, NJ 08202

Asking \$4,999,995.00



#### COMMENTS

Avalon's best bayfront single-family opportunity on the market. This single family contemporary home is ideally situated facing southwest along Princeton Harbor. Experience bayfront sunsets from the three levels of decks. Enjoy the heated in-ground pool. The home offers (2) boat slips along with a new bulkhead. Located strategically on the wide section of the harbor which is perfect for paddle boarding, sailing, kayaking and fishing. The best of both worlds, the home is ideally located along the harbor allowing for a very short trip to the channel while close enough to walk to the restaurants and shops downtown. There is plenty of room for your family and friends with six bedrooms, all with en-suite tiled flooring bathrooms. There are two powder rooms. Hardwood floors throughout on all three levels. The third-floor owner suite is oversized with a large bath including a makeup vanity area and spacious walk-in closet. View incredible sunsets from the large deck off the owner's suite. A large living area off the second-floor deck has a great view of all the happenings on the bay. No detail was spared in the eat-in kitchen with quartz counters and tiled backsplash. Entertain your friends with a massive kitchen center island complete with built-in beverage coolers and an ice maker. The owner installed top of the line appliances including a Wolf professional six burner gas range, oven and a built in Sub-Zero refrigerator. Upon entering this home there is a large foyer leading to a cozy first-floor den that flows out to a covered bayside deck. The laundry room features built in shelves with a folding area. The home is elevated over the garage that can be used as a game room. The garage includes a large storage space for your beach and bay toys. Other amenities include three zones of HVAC, ceiling fans and (2) on-demand hot water heaters to keep you comfortable. Relax as this home is maintenance-free with a nautical blue fiber cement exterior and azek trim. While this home has never been rented, it could easily rent for \$140,000 a season. Don't miss this opportunity!

#### PROPERTY DETAILS

Exterior Shingle	OutsideFeatures Deck	ParkingGarage Garage	OtherRooms Living Room
Hardie Board	Fenced Yard	Parking Pad	Kitchen
	Dock	1 Car	Den/TV Room
	Bulkhead	Attached	Eat-In-Kitchen
	Sidewalks	Concrete Driveway	Dining Area
	Outside Shower		Laundry/Utility Room
	In Ground Pool		1st Floor Primary Bedroom
	Boat Slips		

# Berger Realty

Since 1928



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



Interior Features  
Wood Flooring  
Smoke/Fire Alarm  
Walk in Closet  
Tile Flooring  
Kitchen Island  
Beverage Refrigerator

Appliances Included  
Range  
Self-Clean Oven  
Microwave Oven  
Refrigerator  
Washer  
Dryer  
Dishwasher  
Disposal  
Smoke/Fire Detector  
Stove Natural Gas  
Stainless steel  
appliance

Also Included  
Blinds  
Partial Furniture  
See Remarks

Basement  
Crawl Space  
Outside Entrance

Heating  
Gas Natural  
Multi-Zoned

Cooling  
Central Air Condition  
Ceiling Fan  
Multi Zoned

Hot Water  
Gas- Natural  
On Demand

Water  
City

Sewer  
City

