

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

Berger Realty

Since 1928



Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500



oc17@BergerRealty.com

InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Wood Flooring	Range	Blinds	Crawl Space
Smoke/Fire Alarm	Self-Clean Oven	Partial Furniture	Outside Entrance
Walk in Closet	Microwave Oven	See Remarks	
Tile Flooring	Refrigerator		
Kitchen Island	Washer		
Beverage Refrigerator	Dryer		
	Dishwasher		
	Disposal		
	Smoke/Fire Detector		
	Stove Natural Gas		
	Stainless steel appliance		
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Gas- Natural	City
Multi-Zoned	Ceiling Fan	On Demand	
	Multi Zoned		
Sewer			
City			



Ask for Christopher Malinowski
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: cma@bergerrealty.com

