



**12 17th  
Avalon, NJ 08202**

**Asking \$5,195,000.00**



#### COMMENTS

Corner BEACH BLOCK home on a fabulous north end street with underground utilities, offering easy access to the beach and town. Stately, comfortable, convenient and charming describe this wonderful three story home designed by Mark Asher, architect and masterfully built by Matt Pappas of Brandywine Developers. The wonderful curb appeal draws you into an inviting entrance foyer which leads to two bedrooms, each with private, ensuite bath and direct access to a large, covered porch. A cozy family room with custom built ins and full size fridge has a covered porch overlooking the in ground, heated swimming pool with outdoor tv and roll down shutter. The pool area has a beautiful privacy screen, wood decking and a dedicated pool bath. The first floor laundry room has custom built ins, granite tops and a convenient exit door to make easy access from the beach or pool. There is a convenient powder room on the first floor. Second floor great room has beautiful, coffered ceilings, living area with fireplace, expansive dining area and kitchen with contrasting painted, custom cabinets, stone tops, wood top center island and high-end appliances. Great room has a comfortable flow to a large, covered porch. There is a uniquely designed gentleman's bar and pantry with access to a private grill deck and a second floor powder room. The owner's designed a fabulous, second floor master suite with vaulted ceilings, walk in closet, ensuite bath and private sun deck. Third floor has two additional bedrooms, each with ensuite bath. Other custom features include extensive trim detail, ample built ins, site finished oak flooring, distributed audio, cedar shake exterior siding, attractive shutters, mature landscaping, irrigated flower window boxes, alarm, detached storage and ample parking. Home is sold fully furnished per inventory list.

#### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Deck	Garage	Kitchen	Bar
Grill	Detached	Recreation/Family	Fireplace- Gas
Fenced Yard	Concrete Driveway	Eat-In-Kitchen	Wood Flooring
Storage Building		Dining Area	Smoke/Fire Alarm
Cable TV		Laundry/Utility Room	Tile Flooring
Sidewalks		Great Room	Kitchen Island
Outside Shower			
In Ground Pool			
Sprinkler System			

AppliancesIncluded	AlsoIncluded	Basement	Heating
Range	Curtains	Crawl Space	Gas Natural
Oven	Blinds		Forced Air

# Berger Realty

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