

554 22nd  
Avalon, NJ 08202

Asking \$4,993,000.00



#### COMMENTS

Experience coastal luxury at this stunning Avalon Bayfront property! Featuring 6 Bedrooms and 3.5 Bathrooms this upside down home offers the perfect combination of waterfront living and tranquility located in a low density area of the island. Inside, the home is elegantly decorated with beach-inspired decor, creating a relaxing and inviting atmosphere. Whether you're lounging in the spacious living room or hosting a gathering in the fully equipped open concept kitchen and entertaining space, you'll feel right at home in this coastal oasis. The third floor master bedroom situated on the bay offers exceptional waterfront views. Start your morning breathing in the fresh salt air from your third floor master balcony. Enjoy direct access to all Bayfront activities from your own private dock! Keep your boat and jet skis in pristine condition and out of the salt water with your boat lift and jet ski slips. Easy launch for a day full of fun on the bay! Enjoy breathtaking sunsets from any of the 3 back decks/balconies offering plenty of seating and lounging. There is a full size awning on the 2nd floor deck and a side awning on the first floor deck for shade and added comfort. Relax with friends and family and take a dip in the hot tub on a cool night. There's plenty of parking with an indoor garage, off street newer paver driveway parking as well as on street parking. Located minutes from downtown restaurants, shopping, nightlife and the beach! Don't miss out on the opportunity to own this stunning Avalon Bayfront home!

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Shingle	Patio	Garage	Living Room
Vinyl	Deck	Parking Pad	Dining Room
	Enclosed/Covered	1 Car	Kitchen
	Patio	2 Car	Den/TV Room
	Porch	Attached	Dining Area
	Grill	Auto Door Opener	Pantry
	Fenced Yard	See Remarks	Laundry/Utility Room
	Dock		Library/Study
	Bulkhead		Great Room
	Cable TV		
	Sidewalks		
	Outside Shower		
	Boat Slips		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Range	Drapes	Crawl Space

# Berger Realty

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Elevator	Oven	Shades	
Fireplace- Gas	Self-Clean Oven	Blinds	
Wood Flooring	Microwave Oven	Partial Furniture	
Security System	Refrigerator	See Remarks	
Smoke/Fire Alarm	Washer	Window Treatments	
Storage	Dryer		
Walk in Closet	Dishwasher		
Wall to Wall Carpet	Disposal		
Tile Flooring	Smoke/Fire Detector		
Kitchen Island	Stove Natural Gas		
Beverage Refrigerator	Wine Cooler		
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Gas- Natural	Public
Forced Air	Ceiling Fan	On Demand	
Multi-Zoned	Multi Zoned		
Sewer			
Public			



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