



**40 Inlet
Avalon, NJ 08202**

Asking \$4,795,000.00



COMMENTS

Experience some of Avalon's finest water views in this brand-new, designer-furnished, custom home. Built by Vallese Developers and professionally furnished by Studio Blu Interiors, this home features 6 bedrooms, 7.5 bathrooms, plus an office, with water views of the inlet and back bays from nearly every room. The home's exterior features woven hardy shake siding, a standing seam metal roof, lpe decking, and mahogany ceilings with cap railings. Inside, the first floor welcomes you with 3 ensuite bedrooms, a fully equipped laundry room, a spacious family room with a custom-built wet bar, and a powder room that serves both the interior and the pool area. Engineered wide-plank flooring flows throughout, leading to a large, covered deck that overlooks the spacious backyard. The outdoor entertaining space has silver travertine surrounding a large pool, hot tub, and cabana. The perfect spot for relaxing after a day at the beach. The upper levels of the home are highlighted by ocean and inlet views from the family, dining, and kitchen areas. Vaulted ceilings with shiplap accents surround the family room, accented by a gas fireplace, while the chef's kitchen includes quartz countertops and a high-end appliance suite. Sliding doors open to a spacious deck, ideal for relaxation and dining al fresco. A hallway bathroom and potential 7th bedroom, currently furnished as a private office, add flexibility to the home's layout, with an additional bedroom and private deck offering views of the Townsends Inlet Bridge and the back bays. The third floor hosts the primary suite, offering yet more views and a luxury ensuite bathroom. An additional washer/dryer set and the 6th bedroom with ensuite bath complete this level, along with a 4-stop elevator connecting all floors. This turnkey property is ready for summer and is perfect for a buyer seeking expansive water views, custom finishes, and luxury living.

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Deck	4 car parking	Living Room	Cathedral Ceilings
Porch		Kitchen	Elevator
Fenced Yard		Den/TV Room	Fireplace- Gas
Storage Building		Dining Area	Wood Flooring
Outside Shower		Pantry	Walk in Closet
In Ground Pool		Laundry/Utility Room	Tile Flooring
Sprinkler System		Great Room	Kitchen Island
		Laundry Closet	
AppliancesIncluded	AlsoIncluded	Basement	Heating
Range	Furniture	Crawl Space	Gas Natural
Oven	See Remarks	Masonry Floors/Wall	Multi-Zoned

Berger Realty

• Since 1928 •



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



Microwave Oven
Refrigerator
Washer
Dryer
Dishwasher
Disposal
Smoke/Fire Detector
Stainless steel
appliance

Cooling
Central Air Condition
Multi Zoned

HotWater
Gas- Natural
On Demand

Water
City

Sewer
City



Ask for Sheilah Baran
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: sdb@bergerrealty.com

