



151 37th  
Avalon, NJ 08202

Asking \$5,695,000.00



#### COMMENTS

Situated just 8 homes from the 37th Street beach path, this brand-new ZRM Builders, custom single-family home offers 5 bedrooms, 5.5 bathrooms, and 3,800 square feet of thoughtfully designed living space. Located on a prime block, just one cross street to the beach and only 4 blocks into town, this is a true park-and-walk location for everything. The exterior features painted Borral channel siding, Ipe decking, and painted Azek 1x6 V-Groove soffits. Inside, on the first floor, you'll find a tiled floor, 9-foot ceilings, a spacious bedroom with a large ensuite bathroom, and a tucked-away laundry room adjacent to a convenient powder room with easy access to the pool area. The expansive family room spans the entire width of the home and opens directly onto the pool deck through 24 linear feet of Marvin folding doors. With only one step from inside to the pool deck, this access significantly enhances your entertaining space due to the high elevation on this block and solid poured concrete foundation. Inside, a large wet bar includes two beverage centers, a Sub-Zero ice maker, a Cove dishwasher, custom cabinetry and a sizeable bar top. Outside, the backyard boasts a large pool with a sundeck and raised spa, a sandblasted marble pool deck, and a TV wall for outdoor enjoyment. On the second floor, the custom kitchen features a stunning waterfall island with a Sub-Zero beverage center, Wolf microwave, and quartz countertops. A paneled Sub-Zero refrigerator, 48-inch Wolf range, Cove dishwasher, and custom milled cabinetry complete the space. The open living and dining areas are anchored by a gas fireplace with a black walnut surround, with two sets of Marvin folding doors leading to a full-width deck offering breathtaking ocean views. Two additional bedrooms are located on this level, one with an ensuite bath, and another serviced by a hall bath. The third floor is highlighted by the primary suite, which includes a private deck with ocean views, a spa-like ensuite with soaking tub, dual vanity, and steam shower, as well as a spacious walk-in closet with a second set of washer and dryer. A conveniently located office sits off the hallway leading to the fifth bedroom which features an ensuite bath and its own private balcony facing the ocean. Additional features include Homasote-finished interior walls for enhanced sound control, 10-inch-wide flooring throughout the second and third floors, two tankless hot water heaters, a 3-stop elevator, and pre-wiring for security and electronic shades in select rooms. Call today to schedule your private showing of this magnificent custom home.

#### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Patio	Garage	Living Room	Bar
Deck	1 Car	Dining Room	Elevator
Grill	Attached	Kitchen	Fireplace- Gas
Fenced Yard	Auto Door Opener	Recreation/Family	Wood Flooring
Cable TV	Concrete Driveway	Laundry/Utility Room	Security System

# Berger Realty

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Sidewalks  
Outside Shower  
In Ground Pool  
Whirlpool/Spa  
Sprinkler System

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

Hot Water  
Gas- Natural

Basement  
Slab

Water  
City

Heating  
Gas Natural

Sewer  
City

Smoke/Fire Alarm  
Slab Flooring  
Tile Flooring  
Kitchen Island

Cooling  
Central Air Condition  
Multi Zoned



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