



2988 1st  
Avalon, NJ 08202

Asking \$3,299,000.00



## COMMENTS

Amazing bespoke property in the heart of Avalon. This property has been completely renovated with many custom and unique features. Property is a first floor and second floor duplex with covered decks, custom pool, and cabana. First floor is a two bedroom, one bathroom, kitchen, and living room. Second floor has its own private entrance with two bedrooms, one bathroom, kitchen, and living room. Exterior is sided with white Azek and never needs to be painted with minimal maintenance. One of the most unique features is the copper roof that is hand-tooled and will turn patina blue-green over time with 100 year life. Special black anodized aluminum Marvin windows that are mostly awning operation and black anodized aluminum Marvin exterior doors. The house has been fully insulated for full-year enjoyment and provides sound barrier from exterior noise as well. Upgraded kitchens on both floors, with new microwave (both floors), new stacked washer/dryer (first floor), and new water heaters (both floors). Upgraded outdoor shower with copper shower pan, Azek lined. Custom stainless steel cable rail system at deck perimeters and powder coated aluminum-slat railing systems installed on wester (pool-side) deck. All the interior doors are frosted glass with stainless steel hardware. The upgraded bathrooms (both floors) are done with tiled stalls (bathtub stall on first floor, standing shower on second floor) and new glass enclosures (both floors). The underside of all decks are finished with a Knot wood-brand product which is a wood grained-aluminum product, engineered to provide the visual warmth of wood with the maintenance-free durability of aluminum. New HVAC systems (both floors and independent systems). New vapor barrier in crawlspace. New water-resistant flooring (Exterior sound system provided within ceiling of western (pool side) deck 0th street side). Pool was installed by GardenGreenhouse and has stone (also installed in cabana for flooring). The pool is also equipped for night-time enjoyment. Cabana bar facilities inside provided with one 50 liter, 100 liter, 200 liter, and 400 liter storage tanks, and with 100 liter water only door. Call: 609-399-0076. Color, mirrored glass, 100 liter, 200 liter, 400 liter, 1000 liter, 2000 liter, 4000 liter, 8000 liter, 16000 liter, 32000 liter, 64000 liter, 128000 liter, 256000 liter, 512000 liter, 1024000 liter, 2048000 liter, 4096000 liter, 8192000 liter, 16384000 liter, 32768000 liter, 65536000 liter, 131072000 liter, 262144000 liter, 524288000 liter, 1048576000 liter, 2097152000 liter, 4194304000 liter, 8388608000 liter, 16777216000 liter, 33554432000 liter, 67108864000 liter, 134217728000 liter, 268435456000 liter, 536870912000 liter, 1073741824000 liter, 2147483648000 liter, 4294967296000 liter, 8589934592000 liter, 17179869184000 liter, 34359738368000 liter, 68719476736000 liter, 137438953472000 liter, 274877906944000 liter, 549755813888000 liter, 1099511627776000 liter, 2199023255552000 liter, 4398046511104000 liter, 8796093022208000 liter, 17592186044416000 liter, 35184372088832000 liter, 70368744177664000 liter, 140737488355328000 liter, 281474976710656000 liter, 562949953421312000 liter, 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