



**283 6th  
Avalon, NJ 08202**

**Asking \$3,895,000.00**



#### COMMENTS

OCEAN FRONT! This remarkable location offers the only opportunity of its kind and is unrivaled anywhere in nearby coastal towns, let alone in Avalon/Stone Harbor! The distinctive nature of this property stems from the location ON the oceanfront, while being secluded in a private residential setting with no traffic, and with uniquely close proximity to ever-changing, mesmerizing scenery! The breadth of view is simply staggering – beginning with a gorgeous sunrise each morning, across the inlet, up the coastline about 20 miles to the Atlantic City skyline (a beautiful sight in the evening), and East out into the vast open ocean! You'll enjoy refreshing breezes, and throughout the day, relish a special ambiance unlike any other – boaters, parasailing, wave runners playfully jumping the waves on the sandbar, and a plethora of marine life, including pods of dolphin frolicking in the inlet, ospreys fishing for their next meal, sea ducks, and of course, there's the relaxing, soothing sound of the ocean! This site is also a RARE FIND due to the span of view being over 180 degrees...from the Intra Coastal Waterway at the Southern tip of Sea Isle City all the way over to the 8th Street jetty in Avalon! The three-story home was custom-built to maximize this natural Wonderland, offering beautiful views from nearly every room, including 3 inlet-facing bedrooms! The 2nd Floor Great Room features abundant use of glass and soaring ceilings; overlooking the ocean, this is truly a captivating setting! Here you'll find two fireplaces, a custom kitchen with Subzero and Dacor appliances, and a large center island with a built-in range. The Third Floor is reserved for the Primary Retreat, spanning the depth of the home, and offering a spectacular birds-eye view, a private deck, and private bathroom with twin sinks and a Jacuzzi tub. As if all of this weren't enough, you can also relax or exercise in the enormous 15 x 8 swim spa, which is located in the garage! The spa features 37 jets and is nearly 5 feet deep! Also complimenting the Lifestyle afforded by this location is the fact that being at the Northern tip of the Island, there are no busy streets to cross on the way to the beach. And you're just minutes away from Avalon's Business District and all that Sea Isle City has to offer. The Public Recreation Area is located just around the corner and offers: pickleball, tennis & basketball courts, soccer & baseball fields and a playground. The Bayfront Public Dock at 8th Street is the perfect place to enjoy crabbing & fishing, or to sip a cool drink while enjoying the sunset! ACT NOW and live in the lap of luxury! THE SELLER HAS APPLIED FOR A CAFRA BUILDING PERMIT, WHICH INCLUDES A 16' X 24' POOL!

#### PROPERTY DETAILS

|                    |                                                    |                                                   |                                                                                   |
|--------------------|----------------------------------------------------|---------------------------------------------------|-----------------------------------------------------------------------------------|
| Exterior<br>Stucco | OutsideFeatures<br>Patio<br>Deck<br>Outside Shower | ParkingGarage<br>Garage<br>1 Car<br>4 car parking | OtherRooms<br>Eat-In-Kitchen<br>Dining Area<br>Laundry/Utility Room<br>Great Room |
|--------------------|----------------------------------------------------|---------------------------------------------------|-----------------------------------------------------------------------------------|

# Berger Realty

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