



**149 10th  
Avalon, NJ 08202**

**Asking \$3,995,000.00**



#### COMMENTS

This spacious six bedroom, 5 1/2 bath beach house in Avalon's popular Northend offers the perfect blend of luxury, convenience and comfort to provide the ultimate in coastal living. The first floor features an ample foyer to welcome family and friends as well as two generous bedrooms with a shared bath and a third bedroom, hall bath and family room. A handsome staircase leads to the second floor great room which features open-concept living and dining areas adjacent to a chef's kitchen equipped with GE Monogram appliances including a six-burner gas range. The great room is complemented by easy access to a partially covered porch for outdoor entertaining. Two large ensuite bedrooms that provide access to a shared covered porch and a convenient half-bath complete the second level. The third floor offers a massive master suite that includes a spacious sitting area, a huge walk-in closet and a separate room that can be used as an office, nursery or additional closet space. A private, open deck is accessible from the master bedroom. A rear yard oasis directly accessible from the first floor family room features an in-ground pool, cabana and grilling station and affords a wonderful setting for private outdoor entertaining, relaxation and enjoyment. A four-stop elevator makes moving groceries and household items easier and affords access to every level of the house right from the driveway. Off-street parking for at least three vehicles and a separate secure storage area for bicycles and beach toys complement the home's convenience. This one has it all! All furniture and furnishings, except wall hangings, Phila. Eagles paraphernalia and personal items, are included in the sale

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Concrete	Patio	3 Car	Kitchen
	Deck	Concrete Driveway	Den/TV Room
	Porch	See Remarks	Dining Area
	Grill		Pantry
	Fenced Yard		Laundry/Utility Room
	Cable TV		Great Room
	Sidewalks		See Remarks
	Outside Shower		
	In Ground Pool		
	See Remarks		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Range	Furniture	Crawl Space
Elevator	Self-Clean Oven	See Remarks	

# Berger Realty

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Fireplace- Gas  
Smoke/Fire Alarm  
Storage  
Walk in Closet

Microwave Oven  
Refrigerator  
Washer  
Dryer  
Dishwasher  
Disposal

Window Treatments

Heating  
Gas Natural  
Forced Air  
Multi-Zoned

Cooling  
Central Air Condition  
Electric  
Multi Zoned

HotWater  
Gas- Natural

Water  
City

Sewer  
Public



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

