



415 20th  
Avalon, NJ 08202

Asking \$8,995,000.00



#### COMMENTS

Extraordinarily unique BAY FRONT custom home situated on an oversized 80' X 130' waterfront lot offering astounding, unobstructed views looking north with the added convenience of being able to walk to town. Designed with entertaining being the primary focus, this home has every amenity certain to make your shore experience a memorable one. The classic Nantucket Seaport exterior belies the beautiful, contemporary design found inside the home the minute you cross the threshold and are greeted with a beautiful mosaic tiled wall, elliptical staircase with clear treads, stainless steel railing and a fabulous blown glass chandelier. There are six generous bedrooms, each with custom tiled baths and a powder room servicing the great room. The second-floor main living area has an expansive, waterfront great room designed to take advantage of wonderful water vistas. The kitchen is a chef's dream with ultra high-end appliances such as Gaggenau, Subzero, two Miele dishwashers and full pantry. The dining area has fully retractable doors opening to a covered waterfront deck. The spacious living room has a ceiling full of artful blown glass lighting fixtures and a mosaic wall sure to be a topic of conversation. Adjacent to the living room is a fabulous, large U-shaped bar with flat panel tv, ice machine, two beverage fridges, wine fridge, stone top with color changing fiber optic under lighting and a transparent glass floor with calming river stones. The master bedroom is waterfront with large deck, his and hers bathrooms sharing a gorgeous, oversized shower, two fabulous walk-in closets, gym and second laundry. The pool area exceeds anything you have seen on the island. Just a few of the amenities are an oversized pool with custom finish, water feature, sun shelf, attached ten person plus spa, fiber optic lighting, dramatic fire pit, high end glass panel safety fence that does not obstruct your water view and spacious pool decking. The cabana with custom grill and conversation areas will take care your breath away. For the boater, there are four large slips and a 30,000-pound lift. For the sports car enthusiast, there is a three-car attached garage. Other features include beautiful wood look tile floors throughout, four stop elevator, Control Four A/V, lighting and security system, auto hurricane shutters, extraordinary sound system with speakers and cameras everywhere, system controlled colored lighting throughout and much more. In addition, the home is sold beautifully, designer furnished that perfectly complements the unique contemporary feel of the home.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	Garage	Kitchen
	Deck	2 Car	Eat-In-Kitchen
	Enclosed/Covered	Attached	Dining Area
	Patio	Auto Door Opener	Pantry
	Grill	Concrete Driveway	Laundry/Utility Room

# Berger Realty

Since 1928



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



	Fenced Yard		Great Room
	Dock		
	Bulkhead		
	Cable TV		
	Sidewalks		
	Outside Shower		
	In Ground Pool		
	Whirlpool/Spa		
	Boat Slips		
	Sprinkler System		
	Security Camera		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Range	Curtains	Slab
Cathedral Ceilings	Self-Clean Oven	Blinds	
Elevator	Microwave Oven	Furniture	
Fireplace- Gas	Refrigerator		
Wood Flooring	Washer		
Smoke/Fire Alarm	Dryer		
Walk in Closet	Dishwasher		
Wall to Wall Carpet	Disposal		
Tile Flooring	Stainless steel appliance		
Kitchen Island			
Beverage Refrigerator			
Security Camera			
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Gas- Natural	City
Forced Air	Ceiling Fan		
Multi-Zoned	Multi Zoned		
Sewer			
City			



Ask for Ludwik Samselski  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: ls@bergerrealty.com

