



**4120 Bayberry
Avalon, NJ 08202**

Asking \$5,995,000.00



COMMENTS

With a proven rental history averaging \$225,000 annually, property taxes just over \$15,000, which is nearly half of what you would expect from comparable new construction, this home offers exceptional value and income potential, located on a massive 100FT x 110FT Lot (11,000 SQ FT). Positioned in the preferred 'X' flood zone, this property sits at one of the island's highest elevations and does not require flood insurance, which is a significant advantage for coastal property owners. Tucked away on one of the most private streets in Avalon, 4120 Bayberry Road offers a rare blend of exclusivity, space, and ocean views with only 15 homes on the block. Across the street, state-protected land ensures permanent unobstructed ocean views from the second and third-floor decks. Spanning almost 5,200 square feet of conditioned living space across two levels, plus a third-floor den and deck, this home was built for both extravagant entertaining and relaxed shore living. The first level features an expansive family room, and a fully stocked kitchen complete with an ice maker and wet bar, perfect for hosting by the pool. Four spacious bedrooms are located on this level, including one en-suite, plus two generous hall bathrooms, comfortably accommodating family and guests. Upstairs, you're welcomed into a massive family room centered around a gas-fed fireplace, surrounded by soaring vaulted ceilings. The large kitchen is a chef's dream, with a center island, peninsula seating for four, and a dedicated dining area, all seamlessly connected for open-concept entertaining. A sprawling ocean-facing deck stretches across the entire width of the common areas, bringing in ocean breezes and breathtaking views. Also on this level is a powder room and the primary suite, complete with a private ocean-view balcony, spa-style ensuite, and built-in vanity area. A dedicated staircase provides direct access from the kitchen to the backyard, a rare layout detail that makes outdoor entertaining easy and functional. The expansive 100FT wide backyard offers one of Avalon's largest private pool settings, surrounded by plenty of space to entertain, dine, and relax. The third floor adds a quiet escape with a cozy den and private oceanside deck offering incredible whitewater views. Whether you're looking for a luxurious personal escape or a strong investment opportunity, 4120 Bayberry Road checks every box. Move in and enjoy as-is, rent for immediate returns, or take your time planning a custom renovation or future new build on this oversized lot. Call today for a private showing.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stucco	Patio	Garage	Living Room
	Deck	3 Car	Dining Room
	Cable TV		Kitchen
	Sidewalks		Recreation/Family
	Outside Shower		Eat-In-Kitchen

Berger Realty

Since 1928



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



	In Ground Pool		Dining Area Laundry/Utility Room
InteriorFeatures Fireplace- Gas	AppliancesIncluded Range Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher	AlsoIncluded Drapes Furniture	Basement Crawl Space
Heating Gas Natural Multi-Zoned	Cooling Central Air Condition Multi Zoned	HotWater Gas- Natural	Water City
Sewer City			



Ask for John Sweeney
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jjjs@bergerrealty.com

