



**270 19th
Avalon, NJ 08202**

Asking \$3,595,000.00



COMMENTS

Positioned on an oversized 60' x 110' lot, this stately Avalon residence offers striking interior and exterior architectural elements, substantial interior and exterior living space, a new kitchen, high quality finishes, a southern-exposed saltwater pool, cabana, a first floor family room, 6 bedrooms, and 4.5 bathrooms. This home commands attention from the sidewalk with three dormer windows incorporated into the roofline, privacy fencing, mature and well-maintained landscaping with irrigation system and lighting, beautiful awning-covered deck and porch spaces, and a paver-accented driveway that leads to a grand covered entryway, accessible via two independent staircases. The backyard pool area is surrounded by beautiful travertine stone, landscaping beds, and a 7 foot fence for added privacy. A deep cabana offers ample cabinet space, a full-sized refrigerator, and extends to shade a relaxing dining area at the water's edge. The street facing side of the cabana building includes a separate garage door entry where the pool equipment is stored away from the elements and also offers plenty of storage space for your bikes and beach gear. Enjoy the sun, swim, or lounge poolside in your backyard oasis. Entering the first floor, you are welcomed by 9 foot ceilings, a grand center staircase, and a first floor family room to your left. This comfortable space is outfitted with one of two gas fireplaces and gives access through a sliding door to the covered front porch. There are 5 bedrooms on the first floor, along with three full bathrooms, one of them being an ensuite. A spacious laundry room is also tucked away on the first floor, outfitted with built in cabinetry and a full sink. Another side entry door gives access to the yard area from this room. The second level offers even higher, cathedral ceilings, an expansive living and dining area, kitchen, powder room, and the primary bedroom suite. Behind the dormer windows are three light fixtures, that together with the cathedral ceilings create an impressive and elegant interior living space. The dining room and kitchen offer abundant seating for summer gatherings with table and island counter seating. The new kitchen was beautifully crafted and includes two-toned cabinetry, a Thermador appliance package, and is anchored by a distinctive custom wooden hood vent that extends all the way to the ceiling. Three sets of sliding doors bring in more natural light to this space and give access to the retractable-awning-covered front deck, equipped with a gas-line for easy summer grilling. The living room offers another gas fireplace with plenty of room for entertainment or relaxation and flows seamlessly with the kitchen and dining areas. A convenient powder room and added storage space are located down the hallway on the way to the primary bedroom suite. This expansive bedroom includes cathedral ceilings, outstanding closet space, built in cabinetry, and a private bathroom with double vanity sinks and a walk-in shower. Another awning covered deck is accessible from the primary suite, offering summer breezes and a vantage point of the beautiful exterior grounds and surrounding residential neighborhood. Additional recent updates include a new roof in 2020 and new HVAC system three years ago. While never offered for rent

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by these original owners, this home could serve as an excellent rental investment property considering its 6 bedroom nature, ideal location within walking distance to the business district, and the inclusion of a swimming pool - three of the most commonly requested features by tenants seeking a summer vacation rental. Opportunities to acquire a property in Avalon of this value, size, location, and level of quality are rarely brought to market. Offered furnished less a small exclusions list. Contact agent for appointment.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stone	Patio	3 Car	Dining Room
Vinyl	Deck		Kitchen
	Porch		Den/TV Room
	Fenced Yard		Laundry/Utility Room
	Outside Shower		Great Room
	In Ground Pool		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Heating
Cathedral Ceilings	Range	Blinds	Gas Natural
Fireplace- Gas	Microwave Oven	Furniture	
Wood Flooring	Refrigerator	See Remarks	
Walk in Closet	Washer		
Kitchen Island	Dryer		
	Dishwasher		
	Disposal		
Cooling	HotWater	Water	Sewer
Central Air Condition	Gas- Natural	City	City

