



**11 Leonard's  
Avalon Manor, NJ 08202**

**Asking \$1,750,000.00**



**COMMENTS**

A boater's paradise awaits at 11 Leonard's Lane. This beautifully renovated 3-bedroom, 2.5-bath bay front single-family home offers unobstructed water/wetlands views and direct access to the open bay, delivering the perfect balance of comfort, style, and functionality. With a 20,000-pound boat lift, expansive under-home storage, and breathtaking views from multiple vantage points, this home captures the very essence of the Jersey Shore lifestyle. Inside, the home radiates a fresh charm with a breezy, beach-inspired design. Hardwood floors run throughout, enhanced by custom millwork and tailored window treatments that add a refined feel. The kitchen is both beautiful and practical, featuring modern stainless steel appliances, marble countertops, and custom cabinetry—a space designed for both entertaining and everyday living. A Sonos sound system flows throughout the home, providing a rich and immersive audio, setting the mood from sunrise to sunset. The primary suite offers peaceful bay views and a soothing atmosphere, while the additional bedrooms are equally warm and inviting. Step outside and immerse yourself in the full bay front experience—whether you're enjoying coffee beneath the motorized awning on the upper deck or rinsing off in the outdoor shower after a long day on the water. Recent and thoughtful upgrades include a 3-year-old roof, on-demand hot water heater, and a state-of-the-art security system for added comfort and peace of mind. Ideally situated just a short drive from Avalon's acclaimed beaches, vibrant dining scene, and boutique shopping, this home offers the perfect blend of coastal convenience and relaxed bay front living. Move-in ready and masterfully updated, this home is your gateway to the Jersey shore waterfront lifestyle you've been dreaming of.

**PROPERTY DETAILS**

OutsideFeatures	ParkingGarage	InteriorFeatures	AppliancesIncluded
Outside Shower	Garage	Storage	Range
Boat Slips	4 car parking		Microwave Oven
			Refrigerator
			Washer
			Dryer
			Dishwasher
			Burglar Alarm
			Smoke/Fire Detector
AlsoIncluded	Heating	Cooling	HotWater
Furniture	Electric	Central Air Condition	On Demand
Water	Sewer		

# Berger Realty

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