



**146 22nd  
Avalon, NJ 08202**

**Asking \$4,895,000.00**



**COMMENTS**

This brand-new home, expertly built by Alexandria Builders, is perfectly situated in the heart of Avalon, just two cross streets away from the beach path. Showcasing a striking blend of coastal elegance and thoughtful design, this expansive home offers exquisite indoor and outdoor entertaining spaces, a southern-facing rear yard, and elevator access to all levels. The low-maintenance exterior features James Hardie siding with PVC painted trim, complemented by five expansive solid Ipe wood decks with blind nail fastening system. Inside, 3,850 square feet of beautifully finished living space includes six large bedrooms, a versatile office/gym/optional 7th bedroom, five custom-tiled full bathrooms, and two half baths. You are greeted with an expansive front entrance solid mahogany door and matching sidelights. Once inside you can't take your eyes off the white oak onsite finished flooring in a beautiful herringbone pattern with down lighting under the three-quarter height wainscoting. The first-floor family room spans the entire rear of the home, offering an 18' x 14' gathering space, a full wet bar with an oversized refrigerator, a powder room, and sliding glass doors leading to a covered rear deck large enough to furnish. This outdoor space overlooks a resort-style backyard, complete with a gunite pool and spa, Ipe decking, and an accessory structure with enclosed storage and an attached cabana equipped with a motorized storm shutter, cabinetry, beverage fridge, stone countertops, and an outlet for a TV. Back inside, the first floor is rounded out with three spacious bedrooms, two full bathrooms, and a large laundry room. Upstairs, the breathtaking second-floor great room features soaring vaulted ceilings above the living and dining areas. The chef's kitchen is magazine-worthy, with inset custom cabinetry, Wolf and Sub-Zero appliances, stone countertops, and a marble backsplash. The living area is anchored by a sleek linear gas fireplace and includes a undercounter wine/beverage cooler and slider access to the front deck, which is mostly covered —ideal for al fresco lounging. Two junior primary suites at the rear of the second floor each offer en-suite baths with double vanities and private deck access. The third floor hosts a flexible office or gym that could serve as a seventh bedroom, along with a spectacular primary suite featuring a massive walk-in closet with a secondary laundry area, a spa-like bath, and a private sundeck. Additional features include a four-stop elevator, a concrete-grade foundation with ample storage beneath the home and front steps, and carefully curated finishes throughout. All of this is just two cross streets from the beach and a short walk to Avalon's top dining, shopping, and nightlife—truly a "park-your-car-for-the-weekend" location. If you're searching for a fresh, luxurious take on a custom single-family Avalon home, this extraordinary property delivers. Schedule your private tour today.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Hardie Board	Deck	Parking Pad	Kitchen

# Berger Realty

• Since 1928 •



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	Enclosed/Covered Patio Fenced Yard Cable TV Sidewalks In Ground Pool	Concrete Driveway	Recreation/Family Eat-In-Kitchen Dining Area Laundry/Utility Room Great Room
InteriorFeatures Bar Cathedral Ceilings Elevator Fireplace- Gas Wood Flooring Smoke/Fire Alarm Walk in Closet Tile Flooring Kitchen Island Beverage Refrigerator	AppliancesIncluded Range Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector	Basement Crawl Space	Heating Gas Natural Forced Air Multi-Zoned
Cooling Central Air Condition Ceiling Fan Multi Zoned	HotWater Gas- Natural On Demand	Water City	Sewer City



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