



**9 Seabreeze
Avalon Manor, NJ 08202**

Asking \$2,095,000.00



COMMENTS

Stunning Blane Steinman–designed retreat on a private, elevated end lot in Avalon Manor with breathtaking wetland/sunset views. Perfectly suited for large families and entertaining friends, every bedroom boasts its own spa-inspired en-suite bath, each offering a unique selection of tiles and finishes. A self-contained first-floor suite features its own kitchenette with dishwasher, cozy living room with fireplace, private deck, and entrance ideal for guests or multi-generational living. Culinary enthusiasts will delight in the gourmet kitchen, equipped with Viking appliances, a dedicated beverage refrigerator, a massive butcher-block island, three dishwashers & three ice makers, along with an oversized butler's pantry. A built-in dumbwaiter streamlines packages and meal service to the second floor; while soaring ceilings and abundant natural light creates a bright, airy ambiance. Two west-facing decks, each fitted with custom awnings - ensure all-weather outdoor enjoyment, and the two-car garage with expansive loft storage keeps vehicles and gear neatly out of sight. This meticulously crafted Shore sanctuary elegantly combines everyday convenience with luxury living. The property is sold unfurnished and closing not before 11/15 or upon delivery of the seller's new home which is under construction. Seller prefers showings between 10:00am – 1:00pm.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	2 Car	Living Room
	Storage Building	Detached	Dining Room
	Cable TV		Kitchen
	Sidewalks		Den/TV Room
	Outside Shower		Dining Area
	Sprinkler System		Pantry
			Laundry/Utility Room
			Library/Study
			Storage Attic
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceilings	Range	Drapes	Crawl Space
Elevator	Oven	Curtains	
Security System	Self-Clean Oven	Shades	
Smoke/Fire Alarm	Microwave Oven	Blinds	
Storage	Refrigerator	Fireplace Equipment	
Walk in Closet	Washer		
	Dryer		



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Heating	Cooling	HotWater	Water
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	Multi Zoned		
Sewer			
City			

