



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

# Berger Realty

• Since 1928 •



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



Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Gas- Natural	City
Forced Air	Ceiling Fan		
	Multi Zoned		
Sewer			
City			

Dishwasher  
Disposal  
Smoke/Fire Detector

