



65 24th  
Avalon, NJ 08202

Asking \$7,295,000.00



#### COMMENTS

THIS IS THE ONLY BRAND-NEW BEACH BLOCK HOME FOR SALE IN AVALON! The location, just two homes away from the beach path, offers you VIEWS THAT ARE FAR SUPERIOR to the view offered by most other homes. It's not often that you'll have the opportunity to purchase this combination of a brand-new home in such a great location! You'll experience the mesmerizing sight & sound of the ocean from both the front & rear of the house! DISTINCTIVE features include buried utility lines on this street, and ocean views from the Living Area, Kitchen & Dining Area, from 4 of 6 decks and from the 3rd floor Bedrooms!! Each Bedroom has its own private bathroom. There's 6 Full Bathrooms, 2 Powder Rooms, a spacious Family Room overlooking the sparkling heated pool, huge decks on the front & rear of the home (6 decks total – 2 on each level), impressive 8-foot-tall sliding doors, a 4-stop elevator, a large Techo-Bloc parking pad, driveway & walkways and a garage with convenient side door entrance. The home also features appointments such as: cedar shake siding & roof, mahogany decks, beautiful white oak flooring, a substantial trim package lending an upscale vibe, custom tile in each bathroom, and Wolf and Subzero appliances. The 1st Floor features 2 Bedrooms, 2 Full Bathrooms, a Powder Room & Laundry Room, a Family Room w/wet bar overlooking the pool, raised spa, Cabana and patio area, and a garage for ample storage. The 2nd Floor entertaining space is massive and beaming with natural light due to the extensive use of glass! Built-in speakers will set the mood as you play your favorite tunes! The Chef's kitchen features tons of counter space, a walk-in Pantry, top-notch appliances, and a large center island. There's a towering cathedral ceiling above the Living Room, a gas fireplace and sliding doors leading to the street-side deck. The Great Room area flows out to the partially covered deck facing the refreshing, prevailing summer breeze. The deck is large enough to accommodate multiple seating areas and a grill with a natural gas hookup. The rear of the 2nd Floor features another Powder Room, 2 Bedrooms with their own private bathroom, and a deck overlooking the rear yard. The 3rd Floor offers two Private Suites, each with an ocean view & private deck! There's also a 2nd washer/dryer! And as they say: LOCATION, LOCATION, LOCATION...this location affords convenient access to so many attractive destinations including: being a stone's toss to the beach path, a short 3 block walk to the heart of Avalon's Business District, the Public Bayfront Dock at 23rd Street (for gorgeous sunsets, swimming, fishing & crabbing), the Avalon Library at 32nd Street, the boardwalk, which spans along the ocean about half a mile – it's the perfect setting for a relaxing walk or invigorating run! Also, at 30th Street and the beach, you'll find Avalon's Surfside Park & playground. Make this home your foundation of many happy memories! Contact us today for additional information!

#### PROPERTY DETAILS

|          |                 |               |            |
|----------|-----------------|---------------|------------|
| Exterior | OutsideFeatures | ParkingGarage | OtherRooms |
|----------|-----------------|---------------|------------|

# Berger Realty

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|                                                                                                                                   |                                                                                                 |                          |                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------|
| Wood                                                                                                                              | Patio<br>Deck<br>Fenced Yard<br>Outside Shower<br>In Ground Pool<br>Sprinkler System            | Garage<br>Stone Driveway | Recreation/Family<br>Laundry/Utility Room<br>Great Room |
| Interior Features<br>Bar<br>Cathedral Ceilings<br>Elevator<br>Fireplace- Gas<br>Wood Flooring<br>Walk in Closet<br>Kitchen Island | Appliances Included<br>Range<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher | Basement<br>Crawl Space  | Heating<br>Gas Natural<br>Forced Air<br>Multi-Zoned     |
| Cooling<br>Central Air Condition<br>Multi Zoned                                                                                   | Hot Water<br>Gas- Natural<br>On Demand                                                          | Water<br>City            | Sewer<br>City                                           |



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