



**65 24th  
Avalon, NJ 08202**

**Asking \$7,295,000.00**



#### COMMENTS

THIS IS THE ONLY BRAND-NEW BEACH BLOCK HOME FOR SALE IN AVALON! NOW SOLD FURNISHED, with updated photos coming by mid-Sept. 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, view oriented 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!! And you can easily walk into town! Each BR has its own private bathroom. There are also 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, plenty of off-street parking, 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

# 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)



Exterior  
Wood

OutsideFeatures  
Patio  
Deck  
Fenced Yard  
Outside Shower  
In Ground Pool  
Sprinkler System

ParkingGarage  
Garage  
Stone Driveway

OtherRooms  
Recreation/Family  
Laundry/Utility Room  
Great Room

InteriorFeatures  
Bar  
Cathedral Ceilings  
Elevator  
Fireplace- Gas  
Wood Flooring  
Walk in Closet  
Kitchen Island

AppliancesIncluded  
Range  
Microwave Oven  
Refrigerator  
Washer  
Dryer  
Dishwasher

Basement  
Crawl Space

Heating  
Gas Natural  
Forced Air  
Multi-Zoned

Cooling  
Central Air Condition  
Multi Zoned

HotWater  
Gas- Natural  
On Demand

Water  
City

Sewer  
City



Ask for John Clarke  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [jwc@bergerrealty.com](mailto:jwc@bergerrealty.com)

