



268 32nd  
Avalon, NJ 08202

Asking \$2,995,000.00



#### COMMENTS

\*This property will only be listed for sale until July 9th, after which it will no longer be available for sale. Any contract must be signed by July 9th.\* This centrally located, brand new Tom Welsh townhome sits just two cross streets from a wide, beautiful, guarded beach and steps from Avalon's vibrant town center. Uniquely positioned across from an elementary school, the home offers a peaceful, private atmosphere for evenings spent on two street-facing decks, both allowing for wide-spanning bay and sunset views thanks to the open corridor at the end of 32nd Street. The sun-soaked rear yard features a private pool, a spacious entertaining area, and full-height access to the 8' crawl space for additional living and storage. Inside, the first floor includes three bedrooms (or two bedrooms and a family room), including one built-in bunk room, and a full bathroom. The second level is designed for entertaining and will feature a custom kitchen with stone countertops, stainless-steel appliances, and a Gentlemen's bar, a living room with a planked ceiling that is centered around a gas fireplace with slider access to the deck, plus a powder room and a large laundry room. The third floor will host two en-suite bedrooms, including the primary suite with a walk-in closet and a luxurious marble bathroom. This park-your-car-for-the-weekend location offers a short walk to the beach and Avalon's top restaurants, nightlife, and shopping. With construction expected to be completed by late summer, there are still some selections to make in this exceptional home. A member of the LLC that owns the property is a NJ Licensed Real Estate Agent.

#### PROPERTY DETAILS

| UnitFeatures    | ParkingGarage     | OtherRooms           | AppliancesIncluded |
|-----------------|-------------------|----------------------|--------------------|
| Fireplace       | Garage            | Kitchen              | Range              |
| Kitchen Island  | Attached          | Dining Area          | Self-Clean Oven    |
| Hardwood Floors | Concrete Driveway | Laundry/Utility Room | Microwave Oven     |
| Tile Floors     |                   | Great Room           | Refrigerator       |
|                 |                   |                      | Washer             |
|                 |                   |                      | Dryer              |
|                 |                   |                      | Dishwasher         |
|                 |                   |                      | Disposal           |
| Heating         | Cooling           | HotWater             | Water              |
| Gas Natural     | Central Air       | Gas                  | City               |
| Forced Air      | Ceiling Fan       |                      |                    |
| Multi-Zoned     | Multi Zoned       |                      |                    |

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City



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