

74 7th  
Avalon, NJ 08202

Asking \$5,595,000.00



#### COMMENTS

Jaw dropping, sensational ocean views all the way to Atlantic City. Beach access just around the corner without crossing any streets. Brandywine Developers custom built this 3-story very special upside-down style home, offering 5 or 6 bedrooms and four beautiful, designer tile baths. The bluestone covered porch entry with mahogany door invites you into a sun filled foyer, first floor oceanfront family room with wet bar, three bedrooms, one ensuite bath, one hall bath and a functional laundry room with outside exit. Enjoy days by the heated in ground swimming pool with cabana, roll down shutter and automated sunshade. A beautiful custom cherry staircase leads to a fabulous vaulted, oceanfront, second floor great room with Brazilian walnut floors, wood planked ceiling, gorgeous fireplace, a wall of glass and simply astounding ocean views. The chef's kitchen has fabulous custom cabinets, large center island with 2 stage stone and wood tops, ultra-high-end appliances, beautiful tile backsplash, and a very spacious dining area, separate from the main living area. The second floor has a sunlit, second family room or sixth bedroom with custom tiled floors, another large guest bedroom, beautiful hall bath and easy access to a spacious sundeck with stair to the pool. The third floor has a balcony with an extraordinary ocean view, large primary bedroom, sumptuous ensuite bath with custom cabinets, twin bowl, fabulous shower, and soaking tub. A cozy den, office, or exercise area sits just off the primary bedroom with direct access to a private deck with wonderful ocean views. Third floor has a second, private laundry area. The special features include great deck space, custom tile work throughout, custom millwork, high end plumbing fixtures, beautiful natural slate floors, 3 zone gas FHA heat and central air, beautiful 5 panel doors and much more. Home is easy to show and is offered furnished per inventory list.

#### PROPERTY DETAILS

|          |                  |                   |                      |
|----------|------------------|-------------------|----------------------|
| Exterior | OutsideFeatures  | ParkingGarage     | OtherRooms           |
| Vinyl    | Patio            | Parking Pad       | Kitchen              |
|          | Deck             | 3 Car             | Recreation/Family    |
|          | Enclosed/Covered | Concrete Driveway | Eat-In-Kitchen       |
|          | Patio            |                   | Dining Area          |
|          | Fenced Yard      |                   | Laundry/Utility Room |
|          | Storage Building |                   | Great Room           |
|          | Cable TV         |                   |                      |
|          | Sidewalks        |                   |                      |
|          | Outside Shower   |                   |                      |
|          | In Ground Pool   |                   |                      |

|                  |                    |              |          |
|------------------|--------------------|--------------|----------|
| InteriorFeatures | AppliancesIncluded | AlsoIncluded | Basement |
|------------------|--------------------|--------------|----------|

# Berger Realty

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