

**481 42nd  
Avalon, NJ 08202**

**Asking \$13,375,000.00**



#### COMMENTS

**\*OPEN HOUSE\* Sat. August 2nd- 1-3pm\*** Avalon's Most Stunning New Construction Bayfront Home — Welcome to 481 42nd Street, an extraordinary bayfront masterpiece nestled in the prestigious fingers section of Avalon. This newly constructed 7-bedroom, 7 full bath plus 2 powder room custom home spans 6,400 square feet with an additional 1,000+ square feet of covered decks on a generous (60' X 155' with uplands measuring 60' x 127') lot with sweeping, unobstructed views of the open bay. Brought to life by the celebrated team of Brandywine Developers, Asher Slaunwhite + Partners Architecture, and Megan Gorelick Interiors, every inch of this coastal contemporary residence has been thoughtfully designed to deliver timeless luxury and elevated comfort. From the moment you enter the grand foyer, you're met with architectural sophistication, natural light, and impeccable craftsmanship. The first floor features a spacious family room with custom fireplace and wet bar, a gym, two en-suite bedrooms including a spectacular bunk room, laundry/mudroom, and direct access to an expansive outdoor deck complete with a covered lounge area and fireplace—perfect for entertaining. An elevator and a dramatic double-height staircase with oversized windows connect all three levels, creating a light-filled core throughout the home. Follow the sun drenched staircase to the second floor to experience more of the elegant, professionally designed home. Enjoy views of the neighboring bay basin to the south from the custom built-in desk or seated on the front viewing well deck. Three additional beautifully appointed en-suite bedrooms and an elegant bar that flows into the open concept kitchen, dining and living area await you. The chef's kitchen boasts top-of-the-line appliances, specially designed cabinetry by Hargest Custom Cabinetry, and a generous walk-in pantry. The wall of glass overlooking gorgeous water views is the ideal location for family and friends to enjoy. Additional endless seating spills out onto the covered outdoor deck from which to enjoy panoramic sunsets, made even more comfortable with motorized screens for added privacy and protection. Ascend to the third floor to experience a master's suite dream. The third floor is dedicated to a luxurious primary suite that includes a spacious master bedroom featuring breathtaking water views, a spa-like bathroom with dual vanities and dual water closets flanked by custom waterfall cabinetry and coffee bar, two walk-in custom built closets, a private sauna for the ultimate relaxation, a secondary laundry room, and seventh en-suite bedroom, flex space, and/or office for additional personal sanctuary area. Outside of this one-of-a-kind home, the generous property continues to impress. You'll find a stunning 26' X 12' saltwater spa/pool, a sunken firepit lounge, and premium marble decking that frames uninterrupted views of the bay. Unique private dockage configuration that could facilitate 3-4 boat slips (pending size of watercraft) provides effortless access to the water for boating, paddleboarding, jet skiing, or simply enjoying life on the bay. Additional amenities include: an outdoor shower, gas lines run for grilling station off first and second floors for

# Berger Realty

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customization, an oversized 2-car garage with additional ample off street parking and added storage for those needed beach and bay toys. 481 42nd Street is conveniently located moments to town...providing for easy access to countless restaurants and shops. Enjoy morning activities on the nearby beaches, just minutes away, before coming home to enjoy a lazy afternoon by the pool. This is a rare opportunity to own a one-of-a-kind estate in 7 Mile Island's most sought-after waterfront locations. Whether you're entertaining guests or enjoying peaceful sunsets from your private deck, this home is the ultimate expression of Avalon luxury.

#### PROPERTY DETAILS

| OutsideFeatures     | OtherRooms           | InteriorFeatures      | AppliancesIncluded  |
|---------------------|----------------------|-----------------------|---------------------|
| Patio               | Living Room          | Bar                   | Range               |
| Deck                | Dining Room          | Fireplace- Gas        | Self-Clean Oven     |
| Porch               | Kitchen              | Smoke/Fire Alarm      | Microwave Oven      |
| Fenced Yard         | Recreation/Family    |                       | Refrigerator        |
| Dock                | Laundry/Utility Room |                       | Washer              |
| Cable TV            |                      |                       | Dryer               |
| Sidewalks           |                      |                       | Dishwasher          |
| Outside Shower      |                      |                       | Disposal            |
| In Ground Pool      |                      |                       | Smoke/Fire Detector |
| See Remarks         |                      |                       | Wine Cooler         |
| AlsoIncluded        | Heating              | Cooling               | HotWater            |
| Drapes              | Gas Natural          | Central Air Condition | Gas- Natural        |
| Curtains            |                      | Multi Zoned           |                     |
| Blinds              |                      |                       |                     |
| Fireplace Equipment |                      |                       |                     |
| Furniture           |                      |                       |                     |
| Water               | Sewer                |                       |                     |
| City                | City                 |                       |                     |



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