



**455 21st  
Avalon, NJ 08202**

**Asking \$2,650,000.00**



#### COMMENTS

This centrally located and substantially renovated property sits on a quiet, tree lined street that is just steps from downtown Avalon. Constructed in 2008 and renovated in the past couple of years, the 2,845 square foot home boasts 4 large bedrooms, 4 full bathrooms, a powder room, an enormous second floor great room, AND a huge first floor family room. A large entry foyer greets your guests and walks immediately into the first-floor family room, complete with a wet bar and slider access to a covered first floor deck. The back of the first-floor features two bedrooms and two updated full bathrooms – one of which is en-suite. The second-floor great room is stunning, featuring a completely vaulted living room with multiple seating areas, a large dining area, and a brand new chef's kitchen, with stainless steel appliances, a large center island, and quartz countertops and backsplash. The second floor is rounded out with a junior master suite equipped with a large en-suite bathroom, and a beautifully decorated powder room. The entire third floor is dedicated to the primary suite, with an expansive, brand new bathroom featuring his and her vanities, a elegantly tiled shower, and a toilet closet. The bedroom itself is huge as well, leaving plenty of room for both a king-sized bed and a sofa, and slider access to a private deck. Other improvements include updates to all bathrooms including the powder room, two new air conditioning condensers, a new water heater, a new washer and dryer, new LED lighting throughout the entire home, and new Hunter Douglas window treatments. Perhaps best of all, this sensational property is located just a short stroll to the center of town - allowing easy access to all of the shops, restaurants, and the Union League. If you have been waiting for the perfect property to hit the market under \$3M, look no further. Schedule your appointment to see this very special home today.

#### PROPERTY DETAILS

|                                                                                  |                                                                                   |                                                            |                                                                                                                  |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                | OutsideFeatures<br>Deck<br>Cable TV<br>Sidewalks<br>Outside Shower                | ParkingGarage<br>Parking Pad<br>2 Car<br>Concrete Driveway | OtherRooms<br>Kitchen<br>Recreation/Family<br>Dining Area<br>Laundry/Utility Room<br>Library/Study<br>Great Room |
| InteriorFeatures<br>Bar<br>Cathedral Ceilings<br>Fireplace- Gas<br>Wood Flooring | AppliancesIncluded<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer | AlsoIncluded<br>Blinds<br>Furniture                        | Basement<br>Crawl Space                                                                                          |

# Berger Realty

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