



274 7th
Avalon, NJ 08202

Asking \$4,395,000.00



COMMENTS

This 2016-built, Tom Welsh constructed home has every imaginable luxury and sits in an ultra quiet neighborhood, offering sweeping inlet, ocean, and bay views. Some of the many upgrades include a poured slab foundation, an extensive Crestron automation package that controls lighting, security, audio, and climate, spray-foamed exterior walls maximizing energy efficiency, and an extraordinary pool / hardscaping / landscaping package. The benefit of the poured foundation is evident immediately upon entering the front door, as the entire first floor features 9' ceilings. The rear, first floor family room overlooks the pool and has a stunning trim package, wall papered ceiling, surround sound, and a full wet bar. Two large bedrooms, two full bathrooms, and a laundry / mudroom complete the first floor. The second floor great room is the perfect place to entertain. The custom kitchen features inset cabinetry, a Thermador appliance package including two dishwashers, two stainless steel refrigerator drawers, and a farm sink. A giant pantry, complete with a two zone wine refrigerator, makes storing everything a breeze. The front, second floor deck has multiple entertaining areas, distributed audio, and a natural gas line for outdoor grilling. The rear of the second floor offers two en-suite bedrooms and a stunning powder room. The third floor offers two bedrooms, one of which is an enormous primary suite. The marble primary bathroom offers his and her sinks, beautiful wallpaper, and a large interior shower with a door to exterior shower on the rear, third floor deck. The primary closet has a second washer / dryer and is enormous, as space that would have been utilized for the other 3rd floor bedroom's bathroom was allocated to closet (the plumbing for the bathroom was stubbed to make converting the space back to a bath simple). The street side, third floor bedroom is an office and features sensational oceanviews and slider access to a third floor deck with more distributed audio and 180 degree views of the bay, inlet and ocean. The resort-style rear yard entertaining space offers a giant pool with a sunshelf and a raised hot tub that is large enough for all of children's friends. A television is built into the stair, making it easy to soak up the sun while also enjoying Phils games. The pool is surrounded blue stone pavers and mature, leyland cyprus trees that serve as the perfect privacy screen. Some of the other upgrades include Emtek hardware, Hanover outdoor lighting, blue stone and Techo-bloc paving throughout the property, and wide-planking, engineered, site-finished hardwood floors. If you are looking for a very special property in an unbelievably quiet neighborhood with stunning views, this home is a must see.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Wood	Deck	Garage	Kitchen
	Fenced Yard	1 Car	Recreation/Family
	Cable TV	Attached	Eat-In-Kitchen

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



	Sidewalks Outside Shower In Ground Pool Whirlpool/Spa Sprinkler System	Concrete Driveway	Dining Area Laundry/Utility Room Great Room
Interior Features Bar Cathedral Ceilings Fireplace- Gas Wood Flooring Security System Smoke/Fire Alarm Walk in Closet Tile Flooring	Appliances Included Range Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector Stove Natural Gas	Also Included Curtains Blinds Rugs Furniture	Basement Slab
Heating Gas Natural Forced Air Multi-Zoned	Cooling Central Air Condition Ceiling Fan Multi Zoned	Hot Water Gas- Natural On Demand	Water City
Sewer City			



Ask for J.K. Hepner, III
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jkh@bergerrealty.com

