



**1100 Ocean  
Avalon, NJ 08202**

**Asking \$2,395,000.00**



**COMMENTS**

Unoccupied and easy to show! This Commodore Bay Club Condominium offers you carefree bayfront living at its BEST! This property features a renovated interior (in 2022), expansive bay & wetland views, refreshing bay breezes, and a mesmerizing sunset to end each day! Commodore Bay Club is well-known for First Class, private, care-free living! The Association consists of 24 residential units spread among six buildings, so there's only 4 units per building. The masonry construction and placement of the elevator and stairwells separating the units enhances the privacy to a level that's rarely found here on the Island. The elevator & stairwell separates the units on the left and right sides of the building. This unit is located in the third building from the pool, and on the top left (south) corner - a location that's oriented more toward the bay & wetlands vs the Marina. There's easy access to the bayside pool, spa & patio area. You will appreciate having sheltered, assigned parking for at least 3 vehicles, away from the hot sun & inclement weather! Your own private storage area, a shower and changing area are located adjacent to the parking area. The unit features 3 bedrooms, 2 bathrooms and a Laundry Room. The Living/Kitchen/Dining Area spans about 24 feet wide – substantially wider than most townhomes! The abundant use of glass creates an inviting atmosphere with captivating views & refreshing breezes. The renovated kitchen features quartz countertops, a Bosch 5 burner gas range, a Bosch stainless steel refrigerator/freezer, and a dual zone wine cooler. Sliding glass doors provide access to a private bayside deck spanning the width of the unit. The Master Suite features a large soaking tub and a walk-in closet. The two additional bedrooms overlook the recreation fields. Additional Highlights include: a Laundry Room, gas heat & central air, a common elevator that only services 4 units and a distinctive location that exudes an open, uncrowded feel. The uncrowded feel results from residential zoning and the Public Recreation Area located across the street. The Public Recreation Area spans four blocks (from 8th to 12th Street) and offers tennis, basketball & pickleball courts (down on 8th Street), soccer & baseball fields and a playground. The adjacent Commodore Bay Club Marina offers over 100 boat slips and a Boat Club, which offers a carefree boating experience. The owners of a condominium unit are entitled to rent a boat slip at a reduced rate.

**PROPERTY DETAILS**

| UnitFeatures   | ParkingGarage     | OtherRooms           | AppliancesIncluded |
|----------------|-------------------|----------------------|--------------------|
| Fireplace      | 3 Car             | Living Room          | Range              |
| Kitchen Island | Concrete Driveway | Kitchen              | Oven               |
| Foyer          |                   | Dining Area          | Self-Clean Oven    |
|                |                   | Laundry/Utility Room | Microwave Oven     |
|                |                   | Great Room           | Refrigerator       |
|                |                   | Storage Space        | Washer             |

# Berger Realty

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