

**1269 1st  
Avalon, NJ 08202**

**Asking \$3,995,000.00**



#### COMMENTS

CLOSE TO THE BEACH WITH ONLY ONE STREET TO CROSS. Three stories of comfort with a cozy feeling and entertainment space galore. Highlights include a quiet location that's not far from town, a sun-drenched pool & patio area w/ wonderful cabana, four stop elevator from grade, Great Room with soaring ceilings, private bedroom/bath suites, an exquisite interior trim package & more! The Floor Plan features 5 bedrooms, 4 Full Bathrooms and 2 Powder Rooms. This beautifully decorated home offers tremendous indoor & outdoor space for the entire family & friends! The first floor has a Family Room with built ins and a private deck, Powder Room and two large guest bedrooms, each with an ensuite bathroom. The second floor opens-up to a large Living and Dining Area, which connects the enormous cook's kitchen with center island. The large deck off the Great Room has plenty of space for the entire family to relax and enjoy the summer nights after dinner! Also located on this floor is a Powder Room and 2 more large bedrooms, with a Jack/Jill bathroom. The top floor is reserved for the spacious Master Suite with en-suite bath, walk in closet and private deck. There is plenty of space for workout equipment on the loft area with balcony overlooking the great room as well as a second laundry. The rear yard with in ground pool is an oasis with all new arborvitae just planted for privacy. The 12th Street beach is lifeguard protected and the surfing beaches are between 13th and 14th Streets. The home is easy to show and ready for immediate occupancy.

#### PROPERTY DETAILS

|                                                                                                                               |                                                                                                                                  |                                                       |                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                             | OutsideFeatures<br>Patio<br>Deck<br>Fenced Yard<br>Cable TV<br>Sidewalks<br>Outside Shower<br>In Ground Pool<br>Sprinkler System | ParkingGarage<br>Garage<br>1 Car<br>Concrete Driveway | OtherRooms<br>Recreation/Family<br>Eat-In-Kitchen<br>Dining Area<br>Laundry/Utility Room<br>Great Room |
| InteriorFeatures<br>Cathedral Ceilings<br>Elevator<br>Fireplace- Gas<br>Wood Flooring<br>Wall to Wall Carpet<br>Tile Flooring | AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer                                         | AlsoIncluded<br>Curtains<br>Blinds<br>Furniture       | Basement<br>Crawl Space                                                                                |

# Berger Realty

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