



**431 24th  
Avalon, NJ 08202**

**Asking \$6,099,000.00**



#### COMMENTS

Exceptional 3 story waterfront property, featuring a traditional floor plan, serves as an ideal retreat by the bay. Offering endless water views, this home boasts 6 bedrooms and 4.5 bathrooms with unique custom finishes, high ceilings with custom woodwork and trim including coffered ceilings and wainscoting, modern conveniences, and beautifully decorated throughout. Upon entering, a warm foyer entrance guides your views straight back to the bay views. There is a cozy family room with a full bath that could be used as a 7th bedroom. You'll pass a powder room and fully equipped laundry room as you enter the spacious main living area with a gas fireplace, a chef-worthy gourmet kitchen with generous center island, and a cozy dining space overlooking the bay. There is a partially covered deck with easy access to the ground level, in-ground pool and cabana, stationary deck, dock and boat slip on the water. Well furnished outdoor living areas provide a perfect summer oasis! Ascending the staircase to the second floor leads you to a private primary bedroom with a walk-in closet, luxurious custom bathroom and a private deck overlooking the expansive water views. There are 3 additional spacious bedrooms on this floor, and a large, shared hall bathroom. The 3rd floor is for the kids and grandkids! Featuring two large bedrooms, one with 2 sets of bunk beds and a shared hall bath in between. This home provides plenty of storage and closet space throughout the interior as well as a full stand-up crawlspace complete with storage areas and an entertaining cabana like room with a pass-through window to the pool and bayside yard. There is a one car attached garage and 2 off street parking spaces on the paver driveway. This waterfront haven is made for boaters, boarders and floaters! Beautiful sunset skies and endless outdoor activities are here to be enjoyed with all that bayfront living has to offer! Short stroll to Avalon's town center with shops and restaurants, easy boating access to the inlet/ocean, and 4 blocks to the island's pristine beaches. Easy to show.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick Face	Deck	Garage	Kitchen
Hardie Board	Grill	1 Car	Recreation/Family
	Fenced Yard	Attached	Dining Area
	Dock	Auto Door Opener	Laundry/Utility Room
	Bulkhead	Concrete Driveway	Great Room
	Cable TV		
	Outside Shower		
	In Ground Pool		
	Boat Slips		
	Sprinkler System		

# Berger Realty

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InteriorFeatures  
Fireplace- Gas  
Wood Flooring  
Smoke/Fire Alarm  
Walk in Closet  
Tile Flooring  
Kitchen Island

AppliancesIncluded  
Range  
Self-Clean Oven  
Microwave Oven  
Refrigerator  
Washer  
Dryer  
Dishwasher  
Disposal  
Smoke/Fire Detector  
Stove Natural Gas

AlsoIncluded  
Partial Furniture  
Window Treatments

Basement  
Crawl Space  
Outside Entrance  
Masonry Floors/Wall

Heating  
Gas Natural  
Forced Air

Cooling  
Central Air Condition  
Ceiling Fan  
Multi Zoned

HotWater  
Gas- Natural

Water  
City

Sewer  
City

