



**182 65th
Avalon, NJ 08202**

Asking \$7,995,000.00



COMMENTS

Welcome to 182 65th Street, a stunning summer haven located only 2 homes from Avalon's premier south end 65th St. beach. Completed in 2013, the home was expertly crafted by architect Paul Kiss of OSK Architects, meticulously built and continuously updated by Brandywine Builders, and professionally decorated by Joyce Pearl of Interior Concepts Design of MD. The high-quality design features and bespoke materials reflect superior craftsmanship in every detail. The decor captures a tranquil island-inspired vibe intertwined with refined finishes, all in pristine condition due to very light seasonal usage by owners - home presents like it was just finished very recently and is the ideal beach retreat for creating cherished family memories for generations to come. The three stories flow seamlessly with hardwood floors, installed and honed in place throughout all areas of the home. Entering from the driveway you will find a four-stop elevator for convenient transport of luggage and groceries, plus an electric car charging outlet. Ascend the front steps to a mahogany wraparound deck where a grand custom entry door awaits. Entering the first floor, French doors lead into a spacious family room with wet bar and sliders that open onto the covered front deck. Down the hall, three generously sized bedrooms each equipped with ensuite baths await, one enhanced by a decorative wall of opaque dune reeds and grasses evocative of a serene spa atmosphere. The two rear bedrooms offer sliders leading to the four season back porch which opens directly to the backyard pool area. The porch features motorized shutters on all sides allowing for privacy and can be adjusted for open-air enjoyment. The full southern exposed pool is a standout feature complete with an "endless pool fast lane" w power cover for seasonal use. Also on the first floor, a separate east side entrance leads into a full-size laundry room with side-by-side washer and dryer, ample storage closets and hall cabinetry housing the full home "Creston" integrated technology system. The second level showcases an impressive great room spanning the north and east sides of the home, complete with a wet bar, soaring cathedral ceiling, and gas fireplace with a dramatic wave inspired cove lighting carved fixture reaching to the ceiling. The great room offers sliders onto the front wraparound sundeck ideal for lounging and soaking in the breathtaking ocean views. The kitchen is designed for the culinary enthusiast, featuring premium cabinets, countertops, and appliances, including a custom built-in refrigerator. A second enclosed four season porch off the rear of the kitchen provides additional space for outdoor dining and motorized shutters for added privacy and protection during the off-season. This level also includes a junior master suite with its own access to the rear porch, as well as a charming turreted sitting area with plantation-style ceiling opening onto the front wraparound beach view deck. The third level master suite is the crowning jewel of this home. Indulge in luxury with a full-sized ocean view gym featuring soundproof flooring, a private turreted room on the east side with it's own deck for morning coffee to take in the spectacular ocean sunrise, and a lavish master bath equipped with a jetted

Berger Realty

Since 1928



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



tub and heated floors. This owner's retreat features an additional deck off the bathroom & bedroom, a separate powder room, gas fireplace, a wet bar, a second stacked washer-dryer, and spacious walk-in closet. With countless exceptional features, 182 65th Street is a must-visit property that embodies a luxurious tropical essence within a captivating coastal environment. Offered furnished w exclusions.

PROPERTY DETAILS

Exterior Shingle	OutsideFeatures Patio Deck Porch Grill Fenced Yard Cable TV Sidewalks Outside Shower In Ground Pool Sprinkler System	ParkingGarage Garage Concrete Driveway 4 car parking	OtherRooms Living Room Dining Room Kitchen Recreation/Family Dining Area Pantry Laundry/Utility Room Library/Study Great Room Storage Attic Laundry Closet
InteriorFeatures Bar Cathedral Ceilings Elevator Fireplace- Gas Wood Flooring Security System Smoke/Fire Alarm Storage Walk in Closet Whirlpool Generator Kitchen Island Beverage Refrigerator	AppliancesIncluded Range Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Central Vacuum Burglar Alarm Smoke/Fire Detector	AlsoIncluded Partial Furniture See Remarks Window Treatments	Basement Crawl Space Outside Entrance Masonry Floors/Wall Slab
Heating Gas Natural Forced Air Multi-Zoned	Cooling Central Air Condition Multi Zoned	HotWater Electric	Water Public
Sewer Public			



Ask for James Gray Haenn
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jgh@bergerrealty.com

