

# Berger Realty

Since 1928



Berger Realty, Inc.  
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448 Avalon  
Avalon Manor, NJ 08202

Asking \$1,899,000.00



## COMMENTS

Stunning Bayfront Custom Home in Avalon Manor! Experience coastal living at its finest in this custom-built four bedroom, four bath bayfront home located in the serene community of Avalon Manor, just minutes from the beaches, shops, and restaurants of Avalon. This three-level residence offers sweeping bay views, two boat slips with a long-term riparian lease, and an unbeatable location for boating and water lovers. The main living area, located on the second floor, features an open-concept layout ideal for entertaining, with gleaming hardwood floors, oversized windows that bathe the home in natural light, and a gas fireplace in the living room. Step outside onto the large deck just off the living area, perfect for dining, relaxing, or enjoying the stunning sunsets over the bay. The kitchen boasts granite countertops and a bar providing additional seating, perfect for a quick lunch! The first floor includes a spacious family room with access to a covered deck. The third floor is home to the primary suite, which includes a luxurious en-suite bath and its own private deck overlooking the water, an ideal spot for morning coffee or evening unwinding. There are two additional bedrooms on this level and another bath. The attached garage offers convenience and storage. Whether you're looking for a year-round waterfront residence or a summer retreat, this home blends comfort, style, and a true bayfront lifestyle. Don't miss this rare opportunity to own a piece of the bay!

## PROPERTY DETAILS

|                                                                                                               |                                                                              |                                                                                                                                                                      |                                                                                                    |
|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                             | Outside Features<br>Deck<br>Dock<br>Bulkhead<br>Outside Shower<br>Boat Slips | Parking/Garage<br>Garage<br>1 Car<br>Attached<br>Concrete Driveway                                                                                                   | Other Rooms<br>Living Room<br>Kitchen<br>Recreation/Family<br>Dining Area<br>Bathroom/Utility Room |
|                                                                                                               |                                                                              | <b>Ask for George Cassin</b><br><b>Berger Realty Inc</b><br><b>3160 Asbury Avenue, Ocean City</b><br><b>Call: 609-399-0076</b><br><b>Email: gvc@bergerrealty.com</b> |                                                                                                    |
| Appliances Included:<br>Self-Cleaning Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher |                                                                              | Heating<br>Multi-Zoned                                                                                                                                               |                                                                                                    |



Hot Water  
Propane

Water  
City

Sewer  
City