



281 7th  
Avalon, NJ 08202

Asking \$6,200,000.00



#### COMMENTS

LOCATION, LOCATION, LOCATION. THIS 7 BED/6FULL/3HALF BATH HIGH END BUILD WILL LAST FOR GENERATIONS. With amazing water views of Sea Isle City's Townsend Inlet, this home is just a few short blocks to the white sandy beaches of Avalon and the amazing 8th St Jettie...where you can watch the most beautiful sunsets, fishermen casting their reels at dusk or simply watch the surfers who are out riding the waves on one of only a few surf beaches on the island. Just around the block is the expansive Avalon 8th St Recreation Center with, playground, basketball, tennis, pickle ball court, lessons and much more. The Avalon Yacht club is just at the end of 7th St on the bay side for the boat enthusiast and community oriented, with a well-appointed restaurant and a variety of programs for its members. The home itself was built with amenities galore; electronic storm shutters and screens, security system and sound system wired throughout and more than ample space for entertaining friends & family. There is also an outside kitchenette on the first floor overlooking the pool with a large grill, beverage center and sink PLUS a first floor family room with full wet bar and ice maker. The pool was created to also serve as a giant hot tub with underwater jets throughout, benches all around and a sundeck for lounge chairs. There are also 2 outdoor showers combined with a backyard shed and TV area, 6 Off Street parking spots and an elevator with access from the driveway to each floor of the home. Top appliances include extra refrigerator drawers and wine cooler in the walk-in pantry along with stainless steel, wolf and subzero appliances and for your convenience there are 2 washers and dryers, one on second floor and one on the third, both a first and second floor family room, large bunk room and a spacious third floor master retreat with office, walk in closet, double vanity bathroom, and expansive wrap around roof top deck with inlet views. Newly completed this home is a must see.

#### PROPERTY DETAILS

| Exterior     | OutsideFeatures  | ParkingGarage | OtherRooms           |
|--------------|------------------|---------------|----------------------|
| Hardie Board | Patio            | Parking Pad   | Living Room          |
|              | Deck             | See Remarks   | Dining Room          |
|              | Enclosed/Covered |               | Kitchen              |
|              | Patio            |               | Den/TV Room          |
|              | Screened Porch   |               | Pantry               |
|              | Fenced Yard      |               | Laundry/Utility Room |
|              | Sidewalks        |               | Great Room           |
|              | Outside Shower   |               | 1st Floor Primary    |
|              | In Ground Pool   |               | Bedroom              |
|              | Sprinkler System |               |                      |
|              | Security Camera  |               |                      |

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



|                       |                              |              |             |
|-----------------------|------------------------------|--------------|-------------|
| InteriorFeatures      | AppliancesIncluded           | AlsoIncluded | Heating     |
| Cathedral Ceilings    | Range                        | See Remarks  | Gas Natural |
| Elevator              | Oven                         |              | Forced Air  |
| Fireplace- Gas        | Self-Clean Oven              |              | Multi-Zoned |
| Wood Flooring         | Microwave Oven               |              |             |
| Security System       | Refrigerator                 |              |             |
| Smoke/Fire Alarm      | Washer                       |              |             |
| Storage               | Dryer                        |              |             |
| Walk in Closet        | Dishwasher                   |              |             |
| Kitchen Island        | Disposal                     |              |             |
| Beverage Refrigerator | Stove Natural Gas            |              |             |
| Security Camera       | Wine Cooler                  |              |             |
|                       | Stainless steel<br>appliance |              |             |
| Cooling               | HotWater                     | Water        | Sewer       |
| Central Air Condition | Gas- Natural                 | Public       | Public      |
| Multi Zoned           |                              |              |             |



Ask for Sara Varani  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [sev@bergerrealty.com](mailto:sev@bergerrealty.com)

