



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



74 38th, Avalon, NJ, 08202

Price \$12,500,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 18            |
| Bedrooms     | 6             |
| Baths Full   | 5             |
| Baths Half   | 1             |
| Year Built   | 2009          |
| Type         | Single Family |
| Block Number | 38            |
| Listing #    | 251791        |
| Taxes        | 31471.00      |

#### COMMENTS

*Oceanfront Living at Its Finest! Perfectly positioned behind 110 feet of natural dune protection, this exceptional beachfront home in Avalon blends timeless coastal architecture with modern luxury. Inspired by the classic elegance of the Hamptons, this shingled retreat offers unmatched 180-degree ocean views and a lifestyle defined by tranquility, style, and seamless indo...*

#### PROPERTY FEATURES

|                  |                        |                   |                      |
|------------------|------------------------|-------------------|----------------------|
| Exterior         | OutsideFeatures        | ParkingGarage     | OtherRooms           |
| Shingle          | Deck                   | 4 car parking     | Living Room          |
| Stone            | Enclosed/Covered Patio |                   | Dining Room          |
| Wood             | Porch                  |                   | Kitchen              |
|                  | Grill                  |                   | Recreation/Family    |
|                  | Storage Building       |                   | Laundry/Utility Room |
|                  | Cable TV               |                   | See Remarks          |
|                  | Sidewalks              |                   |                      |
|                  | Outside Shower         |                   |                      |
|                  | In Ground Pool         |                   |                      |
| InteriorFeatures | AppliancesIncluded     | AlsoIncluded      | Basement             |
| Bar              | Range                  | Drapes            | Crawl Space          |
| Fireplace- Gas   | Oven                   | Curtains          |                      |
| Wood Flooring    | Self-Clean Oven        | Shades            |                      |
| Security System  | Microwave Oven         | Blinds            |                      |
| Smoke/Fire Alarm | Refrigerator           | Rugs              |                      |
|                  | Washer                 | Furniture         |                      |
|                  | Dryer                  | See Remarks       |                      |
|                  | Dishwasher             | Window Treatments |                      |
|                  | Disposal               |                   |                      |
|                  | Burglar Alarm          |                   |                      |
|                  | Smoke/Fire Detector    |                   |                      |
| Heating          | Cooling                | HotWater          | Water                |
| Gas Natural      | Central Air Condition  | Gas- Natural      | Public               |
| Forced Air       | Multi Zoned            | On Demand         |                      |
| Multi-Zoned      |                        |                   |                      |
| Sewer            |                        |                   |                      |
| Public           |                        |                   |                      |



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## CONTACT



**Ask for Brandon Howell**  
**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call: 609-964-6369**  
**Email to: bah@bergerrealty.com**

Scan to see Property page.



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