

501 42nd  
Avalon, NJ 08202

Asking \$7,950,000.00



**COMMENTS**

Beautifully furnished, professionally decorated/accessorized and move-in ready! 501-42nd St, perhaps Seven Mile Island's finest available Bayfront property, is nestled in Avalon's sought after "Lagoon / Fingers" neighborhood and provides wide open views of bay and wetlands from all three levels. This cedar shingle masterpiece was designed by Asher Architects in collaboration with the owners and beautifully constructed by D.L. Miner. The level of quality, exquisite taste and thoughtful functionality is exceptional. The private backyard oasis offers a deck made of the finest, most durable wood (IPE), and a bayside salt-water pool for cooling off after a day at the beach. Boaters will appreciate the two recently dredged boat slips and updated bulkhead, doc, fiberglass coated pilings along with the attached garage which is equipped with storage for surfboards and kayaks. The first floor features a gourmet custom kitchen with top-of-the-line appliances, including a Sub-Zero fridge, Dacor stove, and reverse osmosis water system under kitchen sink making the drinking water pure. In the bar area, you will find two drawer fridges, an ice maker (with a separate osmosis water system), beverage fridge, and a microwave with a warming drawer. There is a central sound system throughout the house (excluding the bedrooms), making for excellent relaxation with family or entertaining friends. The foyer has a custom chandelier which is electronic for easy cleaning & changing bulbs. The family room, dining area, and living room are all beautifully appointed with plantation shutters, custom coffered ceilings, and gas fireplaces. A living room chandelier, which was imported from England, adds to the home's elegance. The second-floor features raised panel wood treatments on the stairway walls, a guest bedroom with a private deck, and a kid's area with two bedrooms and a shared, large bathroom with radiant floor heating. All the bathrooms have jacuzzi tubs and a towel warmer. The third floor boasts another foyer with a custom chandelier, stately office featuring paneled walls, a gas fireplace, and a sunny south facing deck for breaks from the action. Also on the third floor is the spacious primary suite with a gas fireplace, gorgeous bathroom with radiant floor heating and separate vanity area. To top things off there is a massive walk-in closet worthy of any primary residence. This is a rare opportunity. The Seller's 28' Chris Craft boat which drew 3.08' had plenty of room at low tide. Call for your private showing today!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Other	Patio	Garage	Living Room
	Deck	1 Car	Kitchen
	Fenced Yard	Attached	Recreation/Family
	Dock	See Remarks	Dining Area
	Bulkhead		Pantry
	Cable TV		Laundry/Utility Room

# Berger Realty

Since 1928



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



	Sidewalks Outside Shower In Ground Pool Boat Slips Sprinkler System		Library/Study See Remarks
Interior Features Bar Elevator Fireplace- Gas Wood Flooring Security System Smoke/Fire Alarm Walk in Closet Tile Flooring Kitchen Island Beverage Refrigerator	Appliances Included Range Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Wine Cooler	Also Included Drapes Blinds Rugs Furniture Window Treatments	Basement Crawl Space
Heating Gas Natural Forced Air Multi-Zoned	Cooling Central Air Condition Multi Zoned	Hot Water Gas- Natural	Water City
Sewer City			



Ask for Marianne Johnsen  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: maj@bergerrealty.com

