



**2205 Harbor  
Avalon, NJ 08202**

**Asking \$8,950,000.00**



#### COMMENTS

Magnificent new bay offering in the heart of Avalon anticipated to be completed for Spring 2025! Don't miss out on the extremely rare opportunity to own this massive, brand new showplace with quick access to shops, dining & nightlife! The enormous (8,650 sf) site allows for nearly 6,000 square feet of beautiful space on three levels along with an attached two car garage, in-ground saltwater pool, multiple decks & porches overlooking your dock with four boat slips on Princeton Harbor..... Call today for more details on one of the most unique offerings on Seven Mile Island!

#### PROPERTY DETAILS

|                       |                     |                   |                      |
|-----------------------|---------------------|-------------------|----------------------|
| Exterior              | OutsideFeatures     | ParkingGarage     | OtherRooms           |
| Wood                  | Patio               | Garage            | Living Room          |
| Other                 | Deck                | 2 Car             | Kitchen              |
|                       | Dock                | Attached          | Recreation/Family    |
|                       | Bulkhead            | Concrete Driveway | Dining Area          |
|                       | Cable TV            |                   | Pantry               |
|                       | Sidewalks           |                   | Laundry/Utility Room |
|                       | Outside Shower      |                   | Great Room           |
|                       | In Ground Pool      |                   |                      |
|                       | See Remarks         |                   |                      |
|                       | Boat Slips          |                   |                      |
| InteriorFeatures      | AppliancesIncluded  | Basement          | Heating              |
| Bar                   | Range               | Crawl Space       | Gas Natural          |
| Fireplace- Gas        | Self-Clean Oven     |                   | Forced Air           |
| Wood Flooring         | Microwave Oven      |                   |                      |
| Security System       | Refrigerator        |                   |                      |
| Smoke/Fire Alarm      | Washer              |                   |                      |
| Walk in Closet        | Dryer               |                   |                      |
| Marble Flooring       | Dishwasher          |                   |                      |
| Tile Flooring         | Disposal            |                   |                      |
| Kitchen Island        | Smoke/Fire Detector |                   |                      |
|                       | Stove Natural Gas   |                   |                      |
| Cooling               | HotWater            | Water             | Sewer                |
| Central Air Condition | Gas- Natural        | Public            | Public               |
| Multi Zoned           |                     |                   |                      |

# 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)



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

