

**1100 Ocean  
Avalon, NJ 08202**

**Asking \$2,395,000.00**



**COMMENTS**

Avalon BAYFRONT with breathtaking sunsets! Do not overlook this opportunity to own in Avalon's premier bayfront community, Commodore Bay Club! This luxurious Mariner unit's floor plan consists of three spacious bedrooms, two full baths, and an expansive bayfront great room. The excellent location and positioning of the unit offer superior views of the back bay waters and mesmerizing sunsets. As you enter the unit from the tiled foyer, you will be instantly taken by the breathtaking views of Cedar Island and the surrounding waterways. The generous living area with the adjacent dining area and kitchen offers ample entertaining space. This space expands out to the private covered bayfront deck with unobstructed views to enjoy. The open kitchen with new refrigerator, cooktop, microwave and flooring offers extensive countertop and cabinet space, along with bar height counter seating. The three large newly carpeted bedrooms each offer individual privacy and comfort. The primary suite is outfitted with a walk in closet and private bath well-appointed with a jacuzzi tub, dual vanity, and glass enclosed shower. Recent unit upgrades include new HVAC equipment, hot water heater, new laundry room flooring, hardwood flooring throughout living and dining areas and hallway, and all new modern light fixtures and white paddle fans. The building consists of just four privately owned units with covered parking for up to three cars, individual designated storage, private elevator, and outside shower. The quiet and serene atmosphere of the community is capped off with the bayfront pool area outfitted with a hot tub and recently upgraded chaise lounges, tables, chairs, and umbrellas. Commodore Bay Club's location offers convenient access to the Avalon's recreational fields, playground, tennis and pickleball courts located directly across the street. Also, for the avid boater Commodore Bay Club offers all owners a boat slip, as per the complex bylaws. If you do not own a boat, take advantage of the adjacent location of the Carefree Boat Club. This is a must-see unit, do not overlook this opportunity!

**PROPERTY DETAILS**

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	3 Car	Living Room	Range
Hardwood Floors	Concrete Driveway	Kitchen	Self-Clean Oven
Whirpool/Spa		Dining Area	Microwave Oven
Foyer		Laundry/Utility Room	Refrigerator
		Storage Space	Washer
			Dryer
			Dishwasher
			Disposal
			Smoke/Fire Detector

# Berger Realty

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