



165 69th  
Avalon, NJ 08202

Asking \$5,490,000.00



#### COMMENTS

JUST REDUCED! The spectacular ocean views most of us only dream about will be yours at this wonderful 5-bedroom, 4 bath home just steps from the sand in Avalon's highly coveted south end. The house is on a large 60' x 110' lot, just three homes from the beach on one of the island's premier streets. Step through the front doors into a large soaring foyer, ditch the flip flops, and relax on the lower deck or in the large downstairs family room with wet bar. The first-floor features two full baths, three bedrooms (one with ensuite bath) and a large laundry room with access to the full-sized attached garage and outdoors. Head up the gorgeous, curved staircase and into an exceptionally large living room, dining room and kitchen. Vaulted, beamed ceilings and sliding doors accentuate the magnificent ocean views to be enjoyed from indoors and out on the expansive deck. The kitchen is large enough for guests and family to get involved preparing meals. Plenty of cabinets, a separate coffee station, lots of counter space, and a huge pantry make this a perfect spot for everyone to gather – and they will! The upper level is also home to two more bedrooms and two additional baths. The large primary bedroom has vaulted ceilings that highlight crazy beautiful ocean views right from bed! If you must get up, enjoy your coffee and your ocean on your private deck. The bedroom also features a walk-in closet, large bath with double vanity, shower, and soaking tub. Three large decks offer beautiful views of the ocean. This home has it all, as well as space for a pool in the backyard. Enjoy now and forever or create your own dream home at this cannot be beaten location.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Garage	Living Room
	Cable TV	1 Car	Kitchen
	Sidewalks	Attached	Recreation/Family
	Outside Shower	See Remarks	Dining Area
			Pantry
			Laundry/Utility Room
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceilings	Range	Drapes	Crawl Space
Fireplace- Gas	Oven	Furniture	
Wood Flooring	Refrigerator	Window Treatments	
Walk in Closet	Washer		
Wall to Wall Carpet	Dryer		
Tile Flooring	Dishwasher		
	Disposal		

# Berger Realty

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



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

