

248 41st  
Avalon, NJ 08202

Asking \$4,795,000.00



Photo taken May 15, 2024

**COMMENTS**

Introducing another spectacular Dunn Squared masterpiece designed for upscale carefree seashore living! This custom 3-story home has a spacious layout that affords 6 large bedrooms, each with an en-suite bath as well as 2 powder rooms. The first floor offers 2 bedrooms with en-suite baths, a laundry room, a powder room and a large family room leading to the rear outdoor entertainment area. Step outside and enjoy the wonderful outdoor amenities that include an expansive rear-covered porch with a gas fireplace, a beautiful sparkling heated pool & spa and a large, paver surrounded patio. Back inside, the second floor offers a sensational two-story vaulted great room along with a stunning kitchen with high-end appliances, custom kitchen cabinets, a beautiful built-in fireplace, and 2 bedrooms with en-suite baths, together with a hall powder room. The third floor offers a balcony overlooking the amazing great room and features two primary suites, each with their own en-suite baths and walk-in closets. One bedroom has access to a private deck where you can enjoy the fresh seashore breezes! Additional highlights include a family room bar area, gorgeous decorative trim and molding throughout, professionally designed interior finishes, quality landscaping, lighting controls, security system, prewired for audio/video and much more. Completion expected by August 2024. Due to an active construction site, prior to any showings, a Hold Harmless form must be signed and returned to the listing agent prior to any showings. PHOTOS DEPICTED ARE OF A SIMILAR PROPERTY WITH COMPARABLE QUALITY AND DESIGN.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick Face	Patio	Parking Pad	Living Room
Hardie Board	Deck	2 Car	Kitchen
	Porch		Recreation/Family
	Fenced Yard		Dining Area
	Cable TV		Laundry/Utility Room
	Sidewalks		Great Room
	Outside Shower		
	In Ground Pool		
	Whirlpool/Spa		
InteriorFeatures	AppliancesIncluded	Basement	Heating
Bar	Range	Crawl Space	Gas Natural
Cathedral Ceilings	Self-Clean Oven		
Elevator	Microwave Oven		
Fireplace- Gas	Refrigerator		

# 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)



Wood Flooring  
Tile Flooring

Washer  
Dryer  
Dishwasher  
Disposal  
Smoke/Fire Detector

Cooling  
Central Air Condition  
Electric  
Multi Zoned

HotWater  
Gas- Natural

Water  
City

Sewer  
City



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

