

**188 34th
Avalon, NJ 08202**

Asking \$5,295,000.00



COMMENTS

This brand-new 3,800+ square foot home is ideally situated on a large 60'x110' corner lot, just two blocks from some of the widest, pristine beaches on the Island, and only a short walk to Public Recreation and town! Creatively designed by Blane Steinman Architect, built by the Ryan Development Group, and tastefully appointed by BluFish Interiors, this beautiful & distinctive property will offer an inviting floor plan with First Class touches inside and out! Highlights include: bay views, high ceilings throughout, a towering cathedral ceiling above the entire Great Room, a private 3rd Floor Master Suite, multiple decks allowing your choice of sun or shade, quartz countertops, extra-wide beautiful hardwood flooring throughout, custom tile, a spacious "Chef's Kitchen" with Wolf and SubZero appliances, a 1st floor Family Room featuring an impressive 9 foot high (+/-) coffered ceiling & overlooking the private, sun-filled pool/patio area, an Elevator, 4 off-street parking spaces, abundant exterior storage, and durable, maintenance-free Hardishake fiber cement siding, which offers the classic look of natural cedar siding, however, it's a maintenance-free, much more durable weather-proof alternative. And as they say, LOCATION, LOCATION, LOCATION...this location affords you, your family & friends convenient access to so many attractive destinations including: Avalon's Business District, amazing beaches, the Public Bayfront Dock at 33rd Street (for gorgeous sunsets, fishing & crabbing), the Avalon Library at 32nd Street, the boardwalk at 32nd and the beach, which spans along the ocean about half a mile to 21st Street – it's the perfect setting for a relaxing walk or invigorating run! Also, at 30th Street and the beach, you'll find Avalon's Surfside Park, restrooms, ice cream, food, and a playground. For the recreation-minded, at 32nd Street and 39th Street you will find Public recreational facilities including a track, exercise stations, basketball & tennis courts and a playground! Make this home your foundation of many happy memories! Scheduled for completion in the Fall. Photos showing a completed interior are a comparable home. Contact us today for Floor Plans and additional information!

PROPERTY DETAILS

| Exterior | OutsideFeatures | ParkingGarage | OtherRooms |
|----------|---------------------------|-------------------|----------------------|
| Shingle | Patio | Concrete Driveway | Recreation/Family |
| Other | Deck | 4 car parking | Laundry/Utility Room |
| | Enclosed/Covered Patio | | |
| | Fenced Yard | | |
| | Sidewalks | | |
| | Outside Shower | | |
| | In Ground Pool | | |
| | Sprinkler System | | |

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InteriorFeatures
Cathedral Ceilings
Elevator
Fireplace- Gas
Wood Flooring
Walk in Closet
Tile Flooring

AppliancesIncluded
Range
Oven
Refrigerator
Washer
Dryer
Dishwasher

Heating
Gas Natural
Multi-Zoned

Cooling
Central Air Condition
Multi Zoned

HotWater
Gas- Natural
On Demand

Water
City

Sewer
City



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