

**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		

# Berger Realty

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AppliancesIncluded  
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Refrigerator  
Washer  
Dryer  
Dishwasher

Heating  
Gas Natural  
Multi-Zoned

Cooling  
Central Air Condition  
Multi Zoned

HotWater  
Gas- Natural  
On Demand

Water  
City

Sewer  
City

