

65 24th  
Avalon, NJ 08202

Asking \$7,775,000.00



**COMMENTS**

ONLY 3RD FROM THE BEACH...TREAT YOURSELF to this amazing opportunity to own a gorgeous new home offering the mesmerizing sight & sound of the ocean from both the front & rear of the house! And...with a Fall Completion Date, there's still time for you to make personal selections to customize the home to your liking! Highlights include: 6 Bedrooms (5 with their own private bathroom), 6 Full Bathrooms, 2 Powder Rooms, a spacious Family Room overlooking the sparkling heated pool, huge decks on the front & rear of the home, a 4-stop elevator, and a garage. The home will also feature appointments such as: cedar shake siding & roof, mahogany decks, beautiful white oak flooring, a substantial trim package lending an upscale vibe, custom tile in each bathroom, and Wolf and SubZero appliances. The 1st Floor features two bedrooms, two full bathrooms, a Powder Room & Laundry Room with convenient access to the pool, a Family Room w/wet bar overlooking the pool and a garage for ample storage. The 2nd Floor entertaining space is massive and beaming with natural light due to the extensive use of glass! Built-in speakers will set the mood as you play your favorite tunes! The Chef's kitchen features tons of counter space, a pantry, top-notch appliances, and a large center island. There's a towering cathedral ceiling above the Living Room, a gas fireplace and sliding doors leading to the street-side deck. The deck faces the refreshing, prevailing summer breeze and is large enough to accommodate multiple seating areas and a grill with a natural gas hookup. The rear of the 2nd Floor features another Powder Room, 2 Bedrooms with their own private bathroom, and a deck overlooking the rear yard. The 3rd Floor offers two Private Suites, each with an ocean view & private deck! There's also a 2nd washer/dryer! And as they say: LOCATION, LOCATION, LOCATION...this location affords convenient access to so many attractive destinations including: being a stone's toss to the beach path, a short 3 block walk to the heart of Avalon's Business District, the Public Bayfront Dock at 23rd Street (for gorgeous sunsets, swimming, fishing & crabbing), the Avalon Library at 32nd Street, the boardwalk, which spans along the ocean about half a mile – 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 & playground. Make this home your foundation of many happy memories! Scheduled for completion in the Fall. Photos show a completed comparable home. Contact us today for Floor Plans and additional information!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Wood	Patio	Garage	Recreation/Family
	Deck	Stone Driveway	Laundry/Utility Room
	Fenced Yard		Great Room
	Outside Shower		

# Berger Realty

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	In Ground Pool Sprinkler System		
InteriorFeatures	AppliancesIncluded	Basement	Heating
Bar	Range	Crawl Space	Gas Natural
Cathedral Ceilings	Microwave Oven		Forced Air
Elevator	Refrigerator		Multi-Zoned
Fireplace- Gas	Washer		
Wood Flooring	Dryer		
Walk in Closet	Dishwasher		
Kitchen Island			
Cooling	HotWater	Water	Sewer
Central Air Condition	Gas- Natural	City	City
Multi Zoned	On Demand		

