

**285 58th  
Avalon, NJ 08202**

**Asking \$5,995,000.00**



**COMMENTS**

THIS BRAND-NEW HOME IS LOCATED JUST UNDER TWO BLOCKS FROM THE BEACH PATH IN BEAUTIFUL SOUTH AVALON! BluFish Interiors has just completed furnishing the Great Room and the First Floor Family Room, so you can customize the bedrooms with what works best for your family and begin enjoying summer in Avalon! Designed by Blane Steinman architects and built on a large lot by Ryan Development Group, this gorgeous home offers a tranquil location, bay & sunset views and easy walking distance to wide, uncrowded beaches!! The First-Floor features three bedrooms, each with its own private bathroom, a Family Room, a Laundry Room and a Powder Room. The Family Room overlooks the pool and spans the width of the house. The adjacent wet bar offers cabinetry, a prep sink and a Sub-Zero beverage fridge. Sliding doors provide access to an exceptionally large deck with stairs connecting to the sprawling pool & patio area. A Powder Room and the Laundry Room are located on the rear corner of the home, which is convenient when returning from the beach or accessing the pool/patio area. At the top of the stairs on the Second Floor, you're greeted by an expansive Great Room offering bay views and a towering cathedral ceiling. The Great Room is wrapped in glass to take advantage of the view and the refreshing breezes. When combined with the Southern exposure, you'll love the bright, inviting atmosphere! Three sets of sliding doors provide access to the bay view deck and allow a refreshing breeze to flow through the home. There are two outdoor speakers on the deck...the perfect place to enjoy meals outdoors or simply relax with friends & family as you admire the sunset! The beautiful Kitchen features a spacious Center Island with seating, lots of storage space (plus a walk-in Pantry behind the Kitchen), a Sub-Zero refrigerator/freezer with panel that blends with the cabinetry, a paneled Cove Dishwasher, a Wolf six burner gas range with spigot above, and a Wolf under-counter microwave oven. In the rear portion of this Floor, there are 3 Bedrooms, 2 Full Bathrooms, and a Powder Room. One of the Bedrooms has its own private bathroom and the other two both have private access to the shared Bathroom. Two of the three bedrooms have access to the expansive deck that spans the rear of the house. The 3rd Floor is reserved for the Private Master Retreat! You'll enjoy the Bird's Eye View of the bay & wetlands and mesmerizing sunsets from the bedroom and the generous size private deck. There's also an adjacent office and a Laundry Closet! You'll find beautiful custom trim work throughout, built-in speakers in the entertaining areas, a 4-stop elevator and tons of storage underneath the house, with access provided on all sides! ACT NOW and begin making memories...opportunities such as this are few and far between!

**PROPERTY DETAILS**

Exterior Hardie Board	OutsideFeatures Patio	ParkingGarage Garage	OtherRooms Kitchen
--------------------------	--------------------------	-------------------------	-----------------------

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040



✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)

	Deck Fenced Yard Sidewalks In Ground Pool Sprinkler System	Parking Pad Attached	Recreation/Family Dining Area Pantry Laundry/Utility Room Great Room Laundry Closet
InteriorFeatures Bar Cathedral Ceilings Elevator Fireplace- Gas Wood Flooring Walk in Closet Kitchen Island Beverage Refrigerator	AppliancesIncluded Range Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Stove Natural Gas	AlsoIncluded Partial Furniture	Basement Crawl Space
Heating Gas Natural Forced Air Multi-Zoned	Cooling Central Air Condition Multi Zoned	HotWater Gas- Natural On Demand	Water City
Sewer City			



Ask for Gary Bingham  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [gsb@bergerrealty.com](mailto:gsb@bergerrealty.com)

