



**19 Flamingo**  
**Avalon, NJ 08202**

**Asking \$11,995,000.00**



**COMMENTS**

Welcome to 19 Flamingo Drive, located in the distinguished Fingers section of Avalon, where this brand-new custom luxury residence by Winfield Developers awaits. Spanning three exquisite stories, this home offers 6 bedrooms, 6 full baths, and 3 powder rooms, all designed with breathtaking bay views. From the moment you enter, you are greeted by immediate water views from the front entry through the spacious entertainment room, complete with a wet bar, dishwasher, beverage refrigerators, a wine closet, and a powder room. The ground floor features a thoughtfully designed mudroom with built-ins, an oversized laundry room, and a half bathroom with direct access to the outdoor living area. Two custom ensuite bedrooms on this level open to a rear deck overlooking a custom gunite pool and spa, perfect for alfresco dining with stunning bayfront views. Ascend to the second level, where the primary living space boasts an expansive dining area and a living room with soaring cathedral ceilings, opening onto a generous rear deck with panoramic water views. The state-of-the-art chef's kitchen features custom cabinetry, a Miele coffee station, a Wolf range, multiple beverage drawers, an icemaker, and a spacious walk-in pantry. Three ensuite bedrooms, each with designer finishes, complete this level, with two sharing access to the front porch. The third floor is dedicated to the primary suite, offering over 1,000 square feet of unparalleled luxury. This sanctuary includes an expansive primary bedroom, an oversized walk-in closet, a private laundry room, a beautiful private bayfront deck, a coffee bar, dual vanities, a soaking tub, and a steam shower. Additional amenities include a 2-car garage, an elevator, a sprinkler system, a comprehensive sound system throughout the home and a private boat slip. Set for completion in Fall 2024, this extraordinary property epitomizes luxury living and is undoubtedly the finest bayfront new construction home available in Avalon. Experience the epitome of coastal elegance at 19 Flamingo Drive.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Patio	Garage	Living Room
Vinyl	Deck	2 Car	Kitchen
Wood	Enclosed/Covered	Attached	Recreation/Family
Hardie Board	Patio	Auto Door Opener	Dining Area
	Porch	4 car parking	Pantry
	Grill		Laundry/Utility Room
	Dock		
	Bulkhead		
	Outside Shower		
	In Ground Pool		
	Whirlpool/Spa		

# Berger Realty

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Interior Features	Appliances Included	Also Included	Heating
Bar	Range	Furniture	Gas Natural
Cathedral Ceilings	Oven		
Elevator	Refrigerator		
Fireplace- Gas	Dryer		
Wood Flooring	Dishwasher		
Smoke/Fire Alarm	Disposal		
Storage	Wine Cooler		
Walk in Closet			
Tile Flooring			
Kitchen Island			
Beverage Refrigerator			
Cooling	Hot Water	Water	Sewer
Central Air Condition	On Demand	Public	Public



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