



**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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Boat Slips  
Sprinkler System

Interior Features  
Bar  
Cathedral Ceilings  
Elevator  
Fireplace- Gas  
Wood Flooring  
Smoke/Fire Alarm  
Storage  
Walk in Closet  
Tile Flooring  
Kitchen Island  
Beverage Refrigerator

Appliances Included  
Range  
Oven  
Refrigerator  
Dryer  
Dishwasher  
Disposal  
Wine Cooler

Also Included  
Furniture

Heating  
Gas Natural

Cooling  
Central Air Condition

Hot Water  
On Demand

Water  
Public

Sewer  
Public

