

242 36th  
Avalon, NJ 08202

Asking \$4,699,000.00



#### COMMENTS

This brand-new, Blane Steinman-designed, custom-built masterpiece offers striking architecture, exquisite interior finishes, a staggering amount of deck space, and an incredible rear yard entertaining area. The unique location is a couple of blocks from the center of town and only 16 homes away from one of the most sought-after beaches on 7 Mile Island. The meticulously crafted exterior is a gorgeous combination of board and batten and plank siding, accented with black windows, Bahama shutters, and standing seam metal roofing. The interior layout was intricately designed with thoughtful details in every single space. A custom-milled knotty alder front door leads into a long, center hallway with beautiful trim details. The rear-facing family room is an extraordinary secondary entertaining space, including a custom-built, walk-in, 108-bottle wine refrigerator, a wet bar complete with an ice maker and a beverage refrigerator, distributed audio, and slider access to a massive, covered deck overlooking the pool. The rear covered deck is deep enough for an outdoor living room which is centered on a full service wet bar, complete with outdoor rated cabinetry, a refrigerator, sink, granite countertops and a hookup for television. Down a few steps, the southern-exposed rear yard is sun-soaked and has a massive pool and hot tub, plenty of space for chaise lounges, and a fully amentized cabana including a refrigerator, ice maker, sink, automatic storm shutter and wiring for a television. The rear deck also offers access to a rear-facing laundry room and mudroom, as well as a tiled powder room. In addition to the entertaining space, the first floor has two large, en-suite bedrooms, one of which is outfitted with four bunk beds (two twins over two queens). Upstairs, the great room is absolutely breathtaking. The living area features a two-story vault accentuated by a beautiful chandelier. This space is centered on both a 12' slider and a brick fireplace with a reclaimed wood mantle. The chef's kitchen is spectacular, with equal dedication to the form and function of the space. The appliance package includes a 48" Wolf range, side-by-side Subzero refrigeration and freezer, a Bosch dishwasher, an ice maker, and a beverage/wine refrigerator. The massive center island is natural white oak with a mitered edge quartz countertop. The entire space is accentuated by a zellige backsplash and brass hardware. Down the hallway, you will find a pantry with custom cabinetry and a quartz countertop, a beautiful powder room with wallpaper and crown molding, and two more bedrooms, both with en-suite bathrooms and access to a massive, rear deck. The front-facing deck is perfect for entertaining, with great privacy and some bay views. The third floor features two primary suites and a second laundry room. The street-side primary suite offers views of the bay, with the rear-facing primary offering access to a massive, third-floor deck, which is the perfect place to watch the sun set at night. This incredible home also features a four-stop elevator, motion-censored closet lighting, built-in closet systems, a full car garage, crawl space storage, wiring for sound in all bedrooms and entertaining areas, and exterior security cameras. The quality of the location cannot be overstated. Situated far



enough from town to avoid the holiday weekends, but close enough to walk to everything, there's a reason why homes on this street so infrequently turnover. If you are looking for an investment property, this home will easily generate in excess of \$200,000. It is rare to find a brand-new home with this level of quality and amenities - make sure to see this one-of-a-kind home before it is too late.

### PROPERTY DETAILS

OutsideFeatures Deck Fenced Yard Cable TV Sidewalks Outside Shower In Ground Pool Whirlpool/Spa Sprinkler System	ParkingGarage Garage 1 Car Attached Concrete Driveway	OtherRooms Kitchen Recreation/Family Eat-In-Kitchen Dining Area Pantry Laundry/Utility Room Great Room	InteriorFeatures Bar Cathedral Ceilings Elevator Fireplace- Gas Wood Flooring Smoke/Fire Alarm Walk in Closet Tile Flooring Beverage Refrigerator
AppliancesIncluded Range Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal	Basement Crawl Space	Heating Gas Natural Forced Air	Cooling Central Air Condition Ceiling Fan Multi Zoned
HotWater Gas- Natural	Water City	Sewer City	



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

