



**273 52nd
Avalon, NJ 08202**

Asking \$5,389,000.00



COMMENTS

Seller's Concession: Seller will cover the cost for all of Buyer's Title Insurance, Title Closing Fees, & Mansion Tax expenses. Buyer will save more than \$70,000 in closing costs as a result. Seller's concession is offered for any sale that closes by November 30, 2024. **FURNISHED AND MOVE IN READY.** This architectural showpiece and meticulously constructed home is a collaboration of the distinguished team of OSK Design Partners, BlueVista Properties and Coastal Modern Construction and offers a truly extraordinary coastal living experience. With 6 bedrooms, 5 full baths, 2 half baths, den with wet bar, multiple patios and decks, and elevator, this home provides extraordinary spaces and conveniences for family and friends to gather and create lasting memories. Stepping inside, you will be greeted by a soaring foyer featuring an abundance of natural light. The main level features a 2-story open-concept living area that seamlessly connects the living room, dining room and gourmet kitchen. The kitchen is a culinary enthusiast's dream with Viking appliances, Quartz countertops, custom cabinetry, a gracious center island and walk-in pantry. Escape to the primary bedroom suite located on its own private level and featuring a beautiful en-suite bathroom, generous walk-in closet with a second washer/dryer pair, and a private balcony to relax and enjoy sunset views over the bay. The remaining bedrooms are generous in size and natural light and feature en-suite bathrooms. Step outside to find additional inviting living spaces featuring a heated pool, spacious patio for lounging, cabana with wet bar, and a unique covered open air TV room with fireplace overlooking the pool. Located on a quiet street in highly sought-after Avalon, NJ, this home is a very short stroll from Avalon's pristine beaches, local amenities and a public boat launching dock for jet skis, paddle boards and kayaks. This custom Avalon beach home is a rare find that perfectly combines elegance, comfort, and coastal charm. Don't miss your chance to own this extraordinary property and start living your beachside dream. Schedule a private tour today.

PROPERTY DETAILS

OutsideFeatures	OtherRooms	InteriorFeatures	AppliancesIncluded
Patio	Living Room	Bar	Range
Deck	Dining Room	Cathedral Ceilings	Self-Clean Oven
Fenced Yard	Kitchen	Elevator	Microwave Oven
Cable TV	Pantry	Smoke/Fire Alarm	Refrigerator
Sidewalks	Laundry/Utility Room	Walk in Closet	Washer
Outside Shower		Tile Flooring	Dryer
In Ground Pool			Dishwasher
			Smoke/Fire Detector

AlsoIncluded

Heating

Cooling

HotWater

Berger Realty

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Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



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Ask for Norman Hartzel
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to:

