

807 21st  
Avalon, NJ 08202

Asking \$4,400,000.00



#### COMMENTS

This is not your normal or average bayfront townhome in Avalon!!! This is the largest duplex building in Avalon which makes the two units act and perform like single family homes which makes the two units act and perform like single family homes. Welcome to a very special waterfront retreat that offers the ultimate blend of luxury, comfort, and functionality. Situated on the corner of Sunrise Drive and 21st Street, this 6 bedroom, 5 bath townhome gives the feel of luxury single family home, as one unit is entered from Sunrise drive and the other off of 21st Street. The layout offers more privacy and air space than your traditional side-by-side style duplex. Crafted with quality in mind, this townhome boasts frame construction with steel girders reinforcing the structure throughout, ensuring durability and structural integrity for many years to come. As you enter the premises, you're greeted by a paver driveway wrapping around to the private bayfront pool area, setting the tone for the attention to detail found throughout the property. The first-floor features three comfortable bedrooms, offering both convenience and privacy for guests or family members. The two rear bedrooms have access to a shared large deck, perfect for enjoying the waterfront views. All decks are finished with fiberglass and high-grade stainless-steel wire giving a sleek clean look. Additionally, a dedicated laundry room equipped with high-end Whirlpool products adds convenience to your daily routine. Ascend by the elevator serving all floors or use the custom stairwell to the second floor, where you'll find another bedroom with a private deck and a shared full bath, along with a well-appointed kitchen boasting a high-end Thermador package and pot filler. A wide center island counter in the kitchen/living space gives ample room for gatherings. The living room is 23 feet across that gives the feel of a single family home which is highlighted by a fireplace, creating the perfect ambiance for relaxation or entertaining. Large sliders off the back, measuring 12 feet and 8 feet respectively, providing seamless access to the large outdoor fiberglass decks, blurring the lines between indoor and outdoor living while overlooking an included private dock with two boat slips with one being suitable for up to a 40 foot boat. If you have a larger boat, there is available slippage at the marina proper to accommodate your needs. This townhome also has a waverunner EZ-Dock. The exterior is outfitted with mahogany ceilings above rear decks, adding a touch of elegance and warmth to the façade. On the third floor, indulge in the ultimate retreat within the bayfront master bedroom and bath, complete with an outfitted walk-in closet and private deck. An additional third floor bedroom and bath offer versatility and space for guests or family members. In the third-floor hallway closet, a secondary washer and dryer is placed to alleviate any inconvenience. A secondary heating, ventilation and air conditioning system is also in place in a third-floor hallway to ensure comfort on all levels. The lay of the land allowed for lots of air space and a unique and well thought out building design which sets this one-of-a-kind property apart. This is not your granddads side-by-side, this is a totally custom one-of-a-kind

# Berger Realty

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design that offers magnificent bayfront water and bayfront views. This property is being shown by appointment only. This is not your normal or average bayfront duplex in Avalon!!!

#### PROPERTY DETAILS

Unit Features	Parking Garage	Other Rooms	Appliances Included
Handicap Features	Parking Pad	Living Room	Range
Fireplace	2 Car	Kitchen	Self-Clean Oven
Kitchen Island		Eat In Kitchen	Microwave Oven
Hardwood Floors		Dining Area	Refrigerator
Elevator		Pantry	Washer
		Laundry/Utility Room	Dryer
			Dishwasher
			Disposal
			Smoke/Fire Detector
			Stainless Steel Appliance
Heating	Cooling	Hot Water	Water
Gas Natural	Central Air	Electric	City
Sewer			
City			



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