



**93 13th  
Avalon, NJ 08202**

**Asking \$4,950,000.00**



**COMMENTS**

This spectacular home has everything you have been dreaming of in a luxury beach home! This north end beauty holds court on a generous 63' x110' corner lot a short distance from the beach and town. 6 large bedrooms and 6 baths provides plenty of room for family and friends. Spacious living spaces and a large pool and cabana bring the fun! Enter on 13th Street into a large foyer with a circular staircase. A generous family room with sliding doors makes it easy to enjoy the fun on the covered deck overlooking the large pool and cabana. The lower level boasts two large bedrooms with ensuite baths and a quite large laundry with plenty of storage and access to the backyard. The second floor is home to an expansive open concept living room with vaulted ceilings and large windows. The wow kitchen is large enough to host guest chefs and include family and friends in the fun. The dining room has a sliding door opening to a gorgeous deck for alfresco dining and anytime lounging. The living room has vaulted ceilings, a fireplace, large light filled windows and sliding doors to the deck. There are two additional bedrooms on this second floor, each with ensuite baths, and one with a private deck. The third floor is home to a large private primary suite with private deck, large bath, walk in closet with natural light, and a laundry closet with full sized washer and dryer. A sixth bedroom shares this floor, also with ensuite bath. There are so many wonderful features to this home, it is hard to stay humble. There are three new HVAC systems, a home security system, central vac, fenced yard with privacy hedges along the pool, a new pool pump and pool heater, separate water meters for home use and pool, and a sound system with separate settings for every room in the home. The list goes on! The garage houses one car and is completely outfitted by Garage Tech for a clean look and fabulous storage. A gentle slope ramp makes it easy for everyone to access the home from inside the coded garage. This property is immaculately maintained, and all interiors have been completely repainted within the last year. The decks and windows have just been power washed. This house is ready to enjoy immediately!

**PROPERTY DETAILS**

|          |                  |                   |                      |
|----------|------------------|-------------------|----------------------|
| Exterior | OutsideFeatures  | ParkingGarage     | OtherRooms           |
| Vinyl    | Patio            | Garage            | Living Room          |
|          | Deck             | 1 Car             | Dining Room          |
|          | Enclosed/Covered | Attached          | Kitchen              |
|          | Patio            | Auto Door Opener  | Den/TV Room          |
|          | Grill            | Concrete Driveway | Laundry/Utility Room |
|          | Fenced Yard      |                   | See Remarks          |
|          | Outside Shower   |                   |                      |
|          | In Ground Pool   |                   |                      |
|          | Sprinkler System |                   |                      |

# Berger Realty

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|                     |                       |                     |             |
|---------------------|-----------------------|---------------------|-------------|
| InteriorFeatures    | AppliancesIncluded    | AlsoIncluded        | Basement    |
| Cathedral Ceilings  | Range                 | Drapes              | Crawl Space |
| Fireplace- Gas      | Oven                  | Curtains            |             |
| Handicap Features   | Microwave Oven        | Shades              |             |
| Wood Flooring       | Refrigerator          | Blinds              |             |
| Security System     | Washer                | Rugs                |             |
| Smoke/Fire Alarm    | Dryer                 | Fireplace Equipment |             |
| Storage             | Dishwasher            | Furniture           |             |
| Walk in Closet      | Disposal              | Window Treatments   |             |
| Wall to Wall Carpet | Central Vacuum        |                     |             |
| Tile Flooring       | Burglar Alarm         |                     |             |
| Kitchen Island      | Smoke/Fire Detector   |                     |             |
|                     | Stove Natural Gas     |                     |             |
| Heating             | Cooling               | HotWater            | Water       |
| Gas Natural         | Central Air Condition | Gas- Natural        | Public      |
| Forced Air          |                       |                     |             |
| Sewer               |                       |                     |             |
| Public              |                       |                     |             |



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