



**93 13th
Avalon, NJ 08202**

Asking \$4,725,000.00



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

Since 1928



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
info@bergerrealty.com



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			



Ask for Karen J. Manley
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: kjm@bergerrealty.com

