



**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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Interior Features  
Cathedral Ceilings  
Fireplace- Gas  
Handicap Features  
Wood Flooring  
Security System  
Smoke/Fire Alarm  
Storage  
Walk in Closet  
Wall to Wall Carpet  
Tile Flooring  
Kitchen Island

Appliances Included  
Range  
Oven  
Microwave Oven  
Refrigerator  
Washer  
Dryer  
Dishwasher  
Disposal  
Central Vacuum  
Burglar Alarm  
Smoke/Fire Detector  
Stove Natural Gas

Also Included  
Drapes  
Curtains  
Shades  
Blinds  
Rugs  
Fireplace Equipment  
Furniture  
Window Treatments

Basement  
Crawl Space

Heating  
Gas Natural  
Forced Air

Cooling  
Central Air Condition

Hot Water  
Gas- Natural

Water  
Public

Sewer  
Public

