

274 64th  
Avalon, NJ 08202

Asking \$4,850,000.00



**COMMENTS**

An exceptional opportunity awaits to own a pristine home on an OVERSIZED 80' x 110' ft property in the highly sought-after south-end of Avalon, offering both bay and ocean views. This impressive upside-down property boasts 6 bedrooms, 6 full baths, and a powder room. The expansive backyard features an 12' x 29' in-ground pool, 14' x 15.5' air-conditioned cabana and multiple lounging areas, perfect for hosting family and friends. The exterior of the house is impeccably manicured with breathtaking gardens and landscaping. Upon entering through the front door, the first level includes 2 bedrooms, 2 baths, a laundry room, and a den with a wet bar. The den opens directly to the backyard, providing easy access to the heated pool. The second floor showcases an open-concept layout with an expansive kitchen, dining, and living area featuring vaulted ceilings. The kitchen is tastefully appointed with a walk-in pantry and a large island, ideal for entertaining. Bay and ocean views can be enjoyed from the adjoining large front deck. This floor also includes a powder room as well as 2 additional bedrooms with ensuites and another deck overlooking the pool. The third floor is dedicated to the master bedroom and a luxurious bathroom, complete with a private back deck. Another bedroom and bathroom are located street-side, featuring a spacious deck perfect for taking in stunning sunrises or sunsets. Additionally, this floor includes a convenient laundry closet. An elevator shaft is in place for easy installation if desired. The home is exquisitely furnished and accessorized by the homeowner and is extremely well-maintained. This property is a must-see for the truly discerning buyer. Call for a showing appointment today.

**PROPERTY DETAILS**

|                    |                    |                   |                      |
|--------------------|--------------------|-------------------|----------------------|
| Exterior           | OutsideFeatures    | ParkingGarage     | OtherRooms           |
| Vinyl              | Patio              | Garage            | Living Room          |
|                    | Deck               | Parking Pad       | Dining Room          |
|                    | Porch              | 3 Car             | Kitchen              |
|                    | Fenced Yard        | Attached          | Den/TV Room          |
|                    | Storage Building   | Concrete Driveway | Pantry               |
|                    | Sidewalks          |                   | Laundry/Utility Room |
|                    | Outside Shower     |                   | Laundry Closet       |
|                    | In Ground Pool     |                   |                      |
|                    | Sprinkler System   |                   |                      |
| InteriorFeatures   | AppliancesIncluded | AlsoIncluded      | Basement             |
| Cathedral Ceilings | Range              | Shades            | Crawl Space          |
| Fireplace- Gas     | Self-Clean Oven    | Furniture         | Outside Entrance     |
| Wood Flooring      | Refrigerator       |                   |                      |

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