

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

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
[info@bergerrealty.com](mailto:info@bergerrealty.com)



Walk in Closet  
Wall to Wall Carpet  
Tile Flooring  
Kitchen Island

Washer  
Dryer  
Dishwasher  
Disposal  
Smoke/Fire Detector  
Wine Cooler

Heating  
Gas Natural  
Multi-Zoned

Cooling  
Central Air Condition  
Ceiling Fan  
Multi Zoned

HotWater  
Gas- Natural

Water  
City

Sewer  
City



Ask for John Tonkinson  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [jtn@bergerrealty.com](mailto:jtn@bergerrealty.com)

