



274 64th
Avalon, NJ 08202

Asking \$4,999,000.00



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		

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ 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 Lureen "Lani" Calcara
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: luc@bergerrealty.com

