

**280 28th  
Avalon, NJ 08202**

**Asking \$1,595,000.00**



**COMMENTS**

This is one of the very few four bedroom homes available in Avalon under \$2,000,000 and offers superior quality throughout. This "front" of a front/back home, on an over-sized lot, lives and feels like a single home offering sun-filled windows on three sides of the house (as opposed to your typical side-by-side). Located just a stroll from the heart of Avalon, this location offers the convenience of Wawa, a night in the town with fine restaurants, Mini Golf and Ice Cream! With the bay just across the street, enjoy beautiful sunset views from your over-sized deck, Kitchen and Master Bedroom. This upside-down layout offers three generously sized bedrooms, full bathroom and a large laundry room on the first floor. With soaring ceilings of 18 feet, the second floor offers spaciousness and an abundance of sunlight throughout this open floor plan. The oversized "Wrap-Around" deck offers plenty of all-day sunning and two large pub tables for enjoying dinner and drinks/entertaining. The custom gas fireplace adds a sense of coziness and comfort on a cold Fall/Winter Day! All of the home systems and appliances are newer, and the well-designed Outdoor Shower completes the "Shore Experience". With an oversized detached shed, there is no problem with storing bikes, chairs, paddleboards, etc. The separate garbage and recycling shed keeps everything nice and tidy. Don't short-change yourself - this is a "Must See to Appreciate the Quality and Craftsmanship" house that "Checks All of the Boxes". This home comes furnished with a "few exclusions list".

**PROPERTY DETAILS**

Unit Features	Parking/Garage	Other Rooms	Appliances Included
Fireplace	2 Car	Living Room	Range
Hardwood Floors	Concrete Driveway	Kitchen	Oven
Wall To Wall Carpet		Eat In Kitchen	Self-Clean Oven
Cathedral Ceiling		Dining Area	Microwave Oven
Foyer		Laundry/Utility Room	Refrigerator
Tile Floors		Storage Space	Washer
			Dryer
			Dishwasher
			Disposal
			Smoke/Fire Detector
			Stainless Steel Appliance
Also Included	Heating	Cooling	Hot Water
Drapes	Gas Natural	Central Air	Gas
Furniture		Ceiling Fan	

# Berger Realty

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