

**35 Seagull  
Avalon, NJ 08202**

**Asking \$9,995,000.00**



**COMMENTS**

Immerse yourself in the epitome of luxury living at this magnificent waterfront residence, ideally positioned on Blue Fish Harbor in the sought after "Finger's / Lagoon's" neighborhood. This pristine and stunning home offers five bedrooms and four and a half bathrooms, exuding elegance and comfort in every detail. Situated at the point of a tranquil cul-de-sac, this custom-built masterpiece was originally crafted by a renowned builder as his personal residence, ensuring top-tier quality and design throughout. As you step inside, you're greeted by a gorgeous entrance leading to an elegant dining area with breathtaking bay views. The custom kitchen is a chef's dream, featuring marble countertops, Viking appliances, and a dedicated prep kitchen, all complemented by exquisite limestone flooring. The interior showcases a traditional center hall layout, adorned with Brazilian cherry hardwood floors and custom handcrafted ceilings, adding an additional touch of sophistication. Large bay windows flood the space with natural light, offering serene water views from nearly every room. Each bedroom is a private retreat, boasting its own or an adjoining bathroom, including the luxurious primary suite. Outdoors, the new cedar roof crowns the home, while a fantastic outdoor kitchen and a perfectly sized heated private pool provide endless entertainment and relaxation. The property is equipped with multi-zoned HVAC and a state-of-the-art security system, along with SMART HOUSE features for modern convenience. For boating enthusiasts, the setting and amenities are a dream come true. A boat lift and oversized dock provide easy access to the water, whether you're bringing out the boat or jet skis for a day of adventure. The property is just a short boat ride from the Great Sound and Townsend's Inlet, making it a perfect base for exploring the waterways or deep-sea fishing. The beautifully manicured backyard offers a private oasis for entertaining, while multiple level decks provide stunning views of the sparkling water. For those seeking a more leisurely pace, enjoy quiet paddle boarding or kayaking sessions directly from your backyard. Enjoy Avalon's award-winning beaches and convenient access to the island's finest restaurants, shopping, and activities. Whether you're looking for a year-round residence or a seasonal retreat, this property offers an unparalleled waterfront lifestyle in one of the Jersey Shore's most desirable locations! Being offered beautifully furnished and accessorized for your immediate enjoyment!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Shingle	Patio	Garage	Living Room
Wood	Deck	1 Car	Dining Room
Other	Grill	Attached	Kitchen
	Dock	4 car parking	Den/TV Room
	Bulkhead		Recreation/Family

# Berger Realty

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	Cable TV Sidewalks Outside Shower In Ground Pool See Remarks Boat Slips Sprinkler System		Eat-In-Kitchen Breakfast Nook Dining Area Pantry Laundry/Utility Room See Remarks
InteriorFeatures Bar Cathedral Ceilings Fireplace- Gas Security System Storage Walk in Closet Marble Flooring Tile Flooring	AppliancesIncluded Range Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Central Vacuum Smoke/Fire Detector Stove Natural Gas Wine Cooler	AlsoIncluded Drapes Curtains Shades Blinds Rugs Fireplace Equipment Furniture See Remarks Window Treatments	Basement Crawl Space
Heating Gas Natural Forced Air Multi-Zoned	Cooling Central Air Condition Multi Zoned	HotWater Gas- Natural	Water Public
Sewer Public			



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