

**13 Pelican  
Avalon, NJ 08202**

**Asking \$11,850,000.00**



#### COMMENTS

"Beyond the next level" Just completed, the best priced Avalon resort home in its class. This spectacular, new, coastal modern bayfront retreat is located on Avalon's highly coveted Pelican Drive. This expansive home is situated on a premier property offering sweeping views, privacy and additional parking for your family and friends. From the moment you enter through the lavish 5-foot-wide teak pivot hinged entry doorway, you will be greeted by a spacious foyer boasting an ingeniously designed and fabricated helical steel stairway with open risers, finished with custom-crafted white oak treads and stainless-steel solid cable railings. After gazing at the stairs, you will be drawn to the beautiful bayfront views seen through the glass wall enclosing the family entertainment room. The family room is equipped with a summer kitchen encompassing duel roll out refrigerator drawers, dishwasher, and icemaker, all built into knotty alder cabinetry with gorgeous quartzite tops. The grass cloth finished walls and large format honed porcelain floors are perfectly complimented by the combination of black brick and quartzite finished fireplace walls that houses the recessed linear fireplace and large screen smart TV. Speaking of smart, this home's sophisticated Smart Home System allows you to remotely operate all the home's lighting systems, security cameras, stairway tower motorized window shades, four zoned HVAC thermostats, pool equipment and the motorized roll down deck shutters and screen enclosures from your mobile devices. There also is a complete Sonos surround and WIFI booster systems installed for enjoyment throughout the home and attached decks. From the family room you will feel persuaded to step out onto the large bayside deck finished with teak decking and ceiling planks. Here is where entertainment meets relaxation. Enjoy the beautiful landscape features as you stroll along the sand blasted white marble walkways and pool side patio as you make your way to the ramp leading to a floating dock with two boat slips large enough to accommodate a wide variety of watercrafts. After enjoying fun activities on the waters of the beautiful abutting intercoastal waterways, you can't resist relaxing in the saltwater pool with a spill over spa, infinity water feature and sun shelf. After dinner, you will want to return to the bayside pier and enjoy your favorite beverage with the cool bay breezes while relaxing by the gas fire bowl. The first floor also includes a bay fronting bedroom sharing a hall bath with a second bedroom, a nicely appointed laundry room with wall to ceiling porcelain tile, fine cabinetry, quartzite top with a farm sink. Next, a powder room finished with porcelain subway tile and grass cloth walls accented by a wall mounted concrete molded sink, and consistent throughout the home, with high end Brizio plumbing fixtures and Toto water closets. From the foyer you can access the attached oversized two car garage with floors finished in marbleized high performance commercial epoxy. From the garage you can bring your cargo on board the custom finished elevator and ascend to any of the five above varying levels of this home. On the fourth level you will find a truly great room. The expansive size of the great room with its high vaulted ceilings

# Berger Realty

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illuminated with striking modern light fixtures provides large open concept living, dining and kitchen areas. The structural support columns are encased with inlaid white oak panels flawlessly matching the finished in place white oak engineered floors that run throughout this level as well as the bedroom levels. The kitchen, with its unique layout of expansive cabinetry, quartz counter tops, and the grandeur suite of Hestan appliances is the pinnacle of gourmet kitchens. The refrigeration center incorporates a bank of refrigerators, freezer and full height wine cooler. Off to the side is a wall hung, wet bar liquor cabinet boasting a magnificent countertop

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Metal	Patio	2 Car	Living Room
Stone	Deck	Attached	Kitchen
Wood	Enclosed/Covered	Auto Door Opener	Recreation/Family
	Patio		Dining Area
	Screened Porch		Pantry
	Fenced Yard		Laundry/Utility Room
	Dock		Great Room
	Bulkhead		
	Cable TV		
	Outside Shower		
	In Ground Pool		
	Whirlpool/Spa		
	Boat Slips		
	Security Camera		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Heating
Cathedral Ceilings	Range	Shades	Gas Natural
Elevator	Refrigerator		
Fireplace- Gas	Washer		
Security System	Dryer		
Smoke/Fire Alarm	Dishwasher		
Walk in Closet	Disposal		
Marble Flooring	Burglar Alarm		
Kitchen Island	Smoke/Fire Detector		
Beverage Refrigerator	Stove Natural Gas		
Security Camera	Wine Cooler		
Cooling	HotWater	Water	Sewer
Multi Zoned	On Demand	City	City
Split			



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