



146 22nd
Avalon, NJ 08202

Asking \$4,895,000.00



COMMENTS

This centrally located, BRAND NEW home plans to offer high end amenities, an incredible rear yard entertaining space with a desirable southern orientation, and a brand new floor plan. The six bedroom, five full bathroom, two half bathroom home is being constructed by Alexandria Builders and Son. Exterior finishes are planned to include James Hardie siding, ipe deck boards on all 5 decks, a foundation finished in brick, and a fully amentized cabana. The interior layout features expansive entertaining spaces on both the first and second floor. The first floor family room stretches across the rear of the home and has an 18 ' x14' entertaining area, a separate bar area, a powder room, and slider access to a rear, covered deck. This deck overlooks the rear yard, which is planned to be finished with a gunite pool and hot tub, a cabana with an under counter refrigerator, electric for a television, and stone countertops. The second floor great room has soaring ceilings over the living room and dining room, a large kitchen with a center island, and another wet bar. Multiple 8' sliders offer access to the second floor deck, which is partially covered. The third floor is entirely dedicated to the primary suite, with a large bedroom, walk-in closet with a second laundry, huge primary bath, and a lounge (this space could easily be used as a 7th sleeping quarters or an office). A four stop elevator makes accessing all three stories from the grade level easy. The underside of the home has a concrete slab and storage access, making storing everything you could ever need to enjoy 7 Mile Island easy. The central location leaves you just a stones throw from the shops, restaurants and nightlife in the heart of Avalon and just a two cross street walk to the beach - the epitome of a park your car for the weekend location. Get involved today with this one of kind home to customize this home to your taste.

PROPERTY DETAILS

| | | | |
|--------------------|--------------------|----------------|----------------------|
| Exterior | OutsideFeatures | ParkingGarage | OtherRooms |
| Hardie Board | Deck | Parking Pad | Kitchen |
| | Enclosed/Covered | Stone Driveway | Recreation/Family |
| | Patio | | Eat-In-Kitchen |
| | Fenced Yard | | Dining Area |
| | Cable TV | | Laundry/Utility Room |
| | Sidewalks | | Great Room |
| | In Ground Pool | | |
| InteriorFeatures | AppliancesIncluded | Basement | Heating |
| Bar | Range | Crawl Space | Gas Natural |
| Cathedral Ceilings | Oven | | Forced Air |
| Elevator | Refrigerator | | Multi-Zoned |
| Fireplace- Gas | Washer | | |

Berger Realty

• Since 1928 •



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

✉ info@bergerrealty.com



Wood Flooring
Smoke/Fire Alarm
Walk in Closet
Tile Flooring
Kitchen Island
Beverage Refrigerator

Dryer
Dishwasher
Disposal
Smoke/Fire Detector

Cooling
Central Air Condition
Ceiling Fan
Multi Zoned

HotWater
Gas- Natural
On Demand

Water
City

Sewer
City



Ask for Alexandra Aylward
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: aaa@bergerrealty.com

