

**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	Dryer
Smoke/Fire Alarm	Dishwasher
Walk in Closet	Disposal
Tile Flooring	Smoke/Fire Detector
Kitchen Island	
Beverage Refrigerator	

Cooling	HotWater	Water	Sewer
Central Air Condition	Gas- Natural	City	City
Ceiling Fan	On Demand		
Multi Zoned			



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

