

**46 13th  
Avalon, NJ 08202**

**Asking \$4,295,000.00**



**COMMENTS**

Welcome to your Avalon dream home—a stunning six-bedroom, five and a half bath coastal retreat designed for both luxury and comfort. Nestled in a desirable North Avalon neighborhood, this exquisite property offers the perfect blend of elegant living spaces and thoughtful amenities, making it an ideal choice for those seeking the ultimate in beachside living. As you step into the first floor, you're greeted by a welcoming foyer that leads to a cozy family room, overlooking the beautifully landscaped fenced pool, and outdoor bar which is the perfect for summer relaxation and entertaining. This level also features two generously sized bedrooms, each with direct access to full bathrooms, including one with its own private bath, providing convenience and privacy for guests or family members. A well-appointed laundry room and a spacious garage with complete this level. The second floor is designed with entertainment and everyday living in mind. Two additional bedrooms, each with their own private bathrooms, offer comfort and convenience. The expansive living area boasts vaulted ceilings, a dining area, and a gourmet kitchen with a center island. Sliding doors open to a large, partially covered and screened deck with ocean views ideal for enjoying summer sun or hosting gatherings. This deck enjoys ocean views. A powder room and a pantry round out this floor's offerings. Ascend to the third floor, where you'll find the luxurious primary bedroom suite. This suite features a deck with breathtaking ocean views, private bath with dual vanity, soaking tub and separate shower. Additionally, the third floor offers a possible sixth bedroom, presenting a flexible space that could be transformed into a walk-in closet, an additional bathroom, or even a small home gym to suit your lifestyle. This exceptional home can be purchased as a package with the neighboring cottage (34 W 13th Street) creating an impressive 100x110 lot with two separate homes and the ultimate family compound in Avalon. This lot would provide a new owner tremendous flexibility with 9 bedrooms, 6 full baths and 2 powder rooms and future development opportunity in a rarely offered double lot.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Patio	Garage	Living Room
Hardie Board	Deck	1 Car	Kitchen
	Screened Porch	Attached	Recreation/Family
	Grill	Auto Door Opener	Eat-In-Kitchen
	Fenced Yard	Concrete Driveway	Dining Area
	Cable TV		Pantry
	Sidewalks		Laundry/Utility Room
	Outside Shower		
	In Ground Pool		

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076

[info@bergerrealty.com](mailto:info@bergerrealty.com)



## Sprinkler System

Interior Features  
Cathedral Ceilings  
Fireplace- Gas  
Wood Flooring  
Security System  
Smoke/Fire Alarm  
Storage  
Walk in Closet  
Wall to Wall Carpet  
Fireplace- Wood  
Tile Flooring  
Kitchen Island  
Beverage Refrigerator

Appliances Included  
Range  
Self-Clean Oven  
Microwave Oven  
Refrigerator  
Washer  
Dryer  
Dishwasher  
Disposal  
Smoke/Fire Detector  
Stove Natural Gas

Also Included  
Furniture  
See Remarks  
Window Treatments

Basement  
Crawl Space

Heating  
Gas Natural  
Forced Air  
Multi-Zoned

Cooling  
Central Air Condition  
Ceiling Fan  
Multi Zoned

Hot Water  
Gas- Natural

Water  
City

Sewer  
City

