

**46 & 34 13th
Avalon, NJ 08202**

Asking \$7,294,999.00



COMMENTS

Rare Avalon Double-Lot Opportunity: Coastal Compound with Two Homes Seize this incredible opportunity to own not one, but two exceptional properties in the highly sought-after North Avalon area, just one block from the beach! With a combined 100x110 lot, these neighboring homes offer the perfect setup for a family compound, investment potential, or future development. Together, they provide 9 bedrooms, 6 full baths, and 2 powder rooms across two separate homes, each offering its own charm and endless possibilities. Main Home: Luxury Living with Ocean Views The centerpiece of this offering is a stunning six-bedroom, five-and-a-half-bath coastal retreat designed for both elegance and comfort. On the first floor, step into a welcoming foyer that opens to a cozy family room, leading out to a beautifully landscaped yard complete with a fenced pool and outdoor bar—perfect for summer relaxation and entertaining. Two generously sized bedrooms with direct access to full baths ensure privacy and comfort for guests. The first floor also includes a well-appointed laundry room and a spacious garage. Upstairs, the second-floor living area boasts vaulted ceilings, a bright dining space, and a gourmet kitchen with a center island. Sliding doors open to a large, partially covered and screened deck with sweeping ocean views—ideal for gatherings or soaking up the sea breeze. Two additional bedrooms, each with private baths, a powder room, and a pantry complete this floor. The third floor features a luxurious primary bedroom suite, complete with a private deck showcasing breathtaking ocean views, a spa-like bath with dual vanity, soaking tub, and separate shower. This level also offers a flexible sixth bedroom with bonus room that could be transformed into a walk-in closet, an additional bath, or even a small home gym to suit your lifestyle. Charming Cottage: Future Potential Adjacent to the main home is a charming three-bedroom cottage at 34 W 13th Street, currently used as a guesthouse but brimming with potential. With 3 bedrooms, 1 full bath, and 1 powder room, this cozy home provides ample space for family and friends or can serve as a rental property. The true allure lies in the future development potential of this 50x110 lot. Imagine building a custom multi-level residence, featuring a gourmet kitchen, spacious living areas, private pool oasis, and expansive windows offering ocean views from the second and third floors. A Family Compound or Investment Opportunity Together, these properties form the ultimate family compound, providing privacy and space while offering endless flexibility. Whether you choose to enjoy the existing homes or explore the potential for a custom-built masterpiece on this rare double lot, the possibilities are endless. The combined lot size, desirable location, and future development potential make this a once-in-a-lifetime opportunity in Avalon. Don't miss your chance to own a unique property with remarkable upside in one of Avalon's most coveted neighborhoods!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
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Berger Realty

Since 1928



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Brick	Patio	Garage	Living Room
Wood	Deck	1 Car	Kitchen
Hardie Board	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		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceilings	Range	Furniture	Crawl Space
Fireplace- Gas	Self-Clean Oven	See Remarks	
Wood Flooring	Microwave Oven	Window Treatments	
Security System	Refrigerator		
Smoke/Fire Alarm	Washer		
Storage	Dryer		
Walk in Closet	Dishwasher		
Wall to Wall Carpet	Disposal		
Fireplace- Wood	Smoke/Fire Detector		
Tile Flooring	Stove Natural Gas		
Kitchen Island			
Beverage Refrigerator			
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Electric	City
Electric	Ceiling Fan	Gas- Natural	
Baseboard	Multi Zoned		
Forced Air	Window	Air	
Multi-Zoned	Conditioning		
Sewer			
City			



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