

**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



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

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



Brick  
Wood  
Hardie Board

Patio  
Deck  
Screened Porch  
Grill  
Fenced Yard  
Cable TV  
Sidewalks  
Outside Shower  
In Ground Pool  
Sprinkler System

Garage  
1 Car  
Attached  
Auto Door Opener  
Concrete Driveway

Living Room  
Kitchen  
Recreation/Family  
Eat-In-Kitchen  
Dining Area  
Pantry  
Laundry/Utility Room

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  
Electric  
Baseboard  
Forced Air  
Multi-Zoned

Cooling  
Central Air Condition  
Ceiling Fan  
Multi Zoned  
Window  
Conditioning

Hot Water  
Electric  
Gas- Natural

Water  
City

Sewer  
City

