

**383 22nd
Avalon, NJ 08202**

Asking \$3,150,000.00



COMMENTS

OPPORTUNITY KNOCKS! Here's your chance to own a SUBSTANTIAL, custom home offering bay views, abundant living space, a gorgeous pool, huge decks, a garage, and a fantastic Park-n-Walk, off-the-beaten path location! Without question, this is THE MOST property for the lowest price in all of Avalon & Stone Harbor! Built for the current owner by a local custom builder, the 3,400+ square foot floor plan offers plenty of room for family, friends & entertaining! And...the home is being sold fully furnished, in turn-key condition, ready for your immediate enjoyment! General highlights include: a full-size 110 foot deep lot, which (as compared to other lots in this neighborhood) allows a generous size home with larger rooms and a noticeably more spacious rear yard with increased privacy, a maintenance-free exterior, off-street parking, 3-zones of heating/cooling, a gas fireplace, solar panels (they're paid for and the owner does not have a monthly electric bill!), an alarm system, a huge awning over the deck off the Living Area, wainscoting throughout, hardwood flooring in the Great Room, 4 zones of Sonos, landscape irrigation & lighting and more! The First-Floor features a garage, one Bedroom (being used as an office), one Full Bathroom, and a Family Room that spans the entire width of the house. The Family Room features a wet bar, built-in speakers and a wall of glass overlooking the inviting heated pool & patio area! The Family Room flows out to the spacious mahogany deck with a seating area and fire pit. Mature trees enhance the privacy, and the pool's waterfall feature can be activated to enhance the mood! You'll appreciate the soft feel of the upgraded Pebble-tech coating in the pool! The storage building on the rear property line adds privacy and keeps your pool equipment quiet and protected from the elements. There's even more storage underneath the deck! The Second Floor features the Living, Kitchen & Dining Areas, another Bedroom and Full Bathroom, a Laundry Room, and Front & Rear decks. The Great Room features some bay views, abundant use of glass for a bright, inviting atmosphere, hardwood flooring, abundant recessed lighting, a gas fireplace, built-in speakers, and sliding doors leading to an expansive deck with plenty of seating and a natural gas connection for grilling. The Kitchen features granite counters, stainless steel appliances, a two-tier center island with seating for four, a pantry closet and an additional walk-in pantry. In the rear portion of the 2nd floor, you'll find one Bedroom, 1 Bathroom, a Laundry Room with built-in cabinetry, a deep sink and a countertop for folding clothes. There's also a deck overlooking the rear yard, which provides yet another quiet area to escape from the hot sun, while offering convenient access for communicating with anyone who's out back at the pool/patio area! The 3rd Floor features 3 Bedrooms and 2 Bathrooms. The Master Suite spans the rear of the home and has its own private deck, his & her walk-in closets, and 4 built-in speakers. The other two bedrooms are separated by a large Bathroom – a thoughtful design allowing each of these Bedrooms to have its own private Powder Room and they share the shower/tub. The home has SO MUCH to offer, and to top it off...a super-



convenient location that enables you to easily stroll into Avalon's popular Business District, as well as several Public Bayfront Docks within minutes away!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Concrete	Deck	Garage	Living Room
Shingle	Enclosed/Covered	Parking Pad	Kitchen
Vinyl	Patio	1 Car	Recreation/Family
Solar Panels-Owned	Porch	Attached	Eat-In-Kitchen
	Fenced Yard	Auto Door Opener	Dining Area
	Storage Building	Concrete Driveway	Pantry
	Cable TV	4 car parking	Laundry/Utility Room
	Outside Shower		Library/Study
	In Ground Pool		Great Room
	Sprinkler System		
	Security Camera		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Range	Blinds	Crawl Space
Fireplace- Gas	Oven	Furniture	Outside Entrance
Wood Flooring	Microwave Oven		
Security System	Refrigerator		
Smoke/Fire Alarm	Washer		
Storage	Dryer		
Walk in Closet	Dishwasher		
Tile Flooring	Burglar Alarm		
Fireplace - Electric	Smoke/Fire Detector		
Kitchen Island	Stove Natural Gas		
Beverage Refrigerator	Wine Cooler		
	Stainless steel appliance		
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Gas- Natural	City
Forced Air	Ceiling Fan		
Sewer			
City			



Ask for James P. Monroe
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: jmp@bergerrealty.com

