

**162 75th
Avalon, NJ 08202**

Asking \$7,650,000.00



COMMENTS

SPECTACULAR BEACH BLOCK HOME! ONLY 4TH FROM THE BEACH, you can relax and enjoy the mesmerizing sight & sound of the ocean! This spacious home has been lovingly maintained and offers plenty of room for family & friends! The large lot allows a distinctively wider floor plan, which is very noticeable the minute you enter the home, and particularly in the breadth of the 2nd floor Great Room! With about 4,200 square feet of living area, the home features 6 Bedrooms (5 with their own private bathroom), 6 Full Bathrooms, a Powder Room, a large First Floor Family Room overlooking the pool, a Laundry Room, a 4-stop elevator (beginning at ground level) and a garage! Six decks offer your choice of sun or shade and ensure that everyone can enjoy their own space! The inviting, southern exposed pool has a waterfall feature and sun throughout the day! The 1st Floor features 2 Bedrooms, 2 Bathrooms, a Laundry Room and the inviting Family Room offering convenient access to the private rear yard. There's a wet bar with a beverage fridge in the Family Room. The 2nd Floor features 2 Bedrooms (each with their own private Bathroom), a Powder Room and the expansive Great Room! There's a large center island with 6 chairs and tons of counter space. The 3rd Floor offers two private Suites, each with its own ocean view deck! Additional highlights include: cedar shake siding and roofing, a full paver driveway and walkways, a beautifully manicured, irrigated yard with mature landscaping, and sold in Turn-Key, move-in condition! The fantastic location is also just over four blocks from Public Recreation, fun beach bars, all sorts of dining options, nightlife and sunsets at the promenade at 80th Street and the bay!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Shingle	Patio	Garage	Recreation/Family
Wood	Deck	Parking Pad	Dining Area
	Enclosed/Covered	Attached	Pantry
	Patio		Laundry/Utility Room
	Porch		Great Room
	Fenced Yard		
	Sidewalks		
	Outside Shower		
	In Ground Pool		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Range	Furniture	Crawl Space
Cathedral Ceilings	Oven	Window Treatments	

Berger Realty

Since 1928



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



Elevator	Microwave Oven		
Fireplace- Gas	Refrigerator		
Wood Flooring	Washer		
Smoke/Fire Alarm	Dryer		
Storage	Dishwasher		
Walk in Closet	Smoke/Fire Detector		
Tile Flooring	Stove Natural Gas		
Kitchen Island	Stainless steel		
Beverage Refrigerator	appliance		
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Gas- Natural	City
Forced Air	Multi Zoned		
Multi-Zoned			
Sewer			
City			



Ask for Phillip Bellucci
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: pjb@bergerrealty.com

