

**169 36th
Avalon, NJ 08202**

Asking \$4,295,000.00



COMMENTS

This beautiful home is located on a fantastic street in one of the most sought-after neighborhoods on the Island! The ideal location is just a short walk from town and to the widest beaches on the Island! The close proximity to the beach allows the home to offer an ocean view from the street-side decks! You'll love the quiet location, with many newer homes on the block, and no condos or businesses. The property is being sold fully furnished and accessorized, in true "turnkey" condition, ready for your immediate enjoyment. The home features a maintenance-free exterior with Hardiplank siding and attractive metal roof accents. The Floor Plan features 6 Bedrooms, 4 of which have their own private bathroom, a Powder Room, a Laundry Room, an attached garage and a spacious Family Room overlooking the large, heated pool, patio area and rear yard with mature landscaping. The 1st First Floor features 2 large Bedrooms, 2 Full Bathrooms, the Laundry Loom and the Family Room with a wet bar. The 2nd Floor features the Great Room with an impressive, vaulted ceiling above, built-in speakers to help set the mood with your favorite music, a gas fireplace, and a sliding door providing convenient access to the exceptionally large, southern-exposed front deck that offers an ocean view. The deck is partially shaded, offering welcome relief from the hot summer sun, while facing the refreshing, prevailing southerly summer breezes – it's the perfect setting for outdoor dining and relaxing! Back inside, the Kitchen offers beautiful granite countertops, stainless steel appliances, a center island with seating, and tons of storage from plenty of cabinets & drawers plus a walk-in Pantry! In the rear of the 2nd Floor, there's a Powder Room and two bedrooms, each with its own private bathroom. The 3rd Floor offers two additional Bedrooms, including the Primary Suite, which has its own private deck with a fantastic ocean view! This location affords you, your family & friends convenient access to so many attractive destinations including: Avalon's Business District, amazing beaches, the Public Bayfront Dock at 37th Street (for gorgeous sunsets, fishing & crabbing), the Avalon Library at 32nd Street, and the boardwalk at 32nd and the beach, which spans along the ocean about half a mile to 21st Street – it's the perfect setting for a relaxing walk or invigorating run! Also, at 30th Street and the beach, you'll find Avalon's Surfside Park, a playground, restrooms, ice cream, and the fantastic Summer Salt restaurant. For the recreation-minded, at 32nd Street and 39th Street you will find Public recreational facilities including a track, exercise stations, basketball & tennis courts and a playground!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Hardie Board	Patio	Garage	Living Room
	Deck	1 Car	Kitchen
	Porch	Attached	Recreation/Family

Berger Realty

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Fenced Yard
In Ground Pool
Sprinkler System

Auto Door Opener
Concrete Driveway
4 car parking

Eat-In-Kitchen
Dining Area
Pantry
Laundry/Utility Room
Great Room

Interior Features
Bar
Cathedral Ceilings
Fireplace- Gas
Wood Flooring
Smoke/Fire Alarm
Walk in Closet
Tile Flooring
Kitchen Island

Appliances Included
Range
Oven
Microwave Oven
Refrigerator
Washer
Dryer
Dishwasher
Disposal
Smoke/Fire Detector
Stainless steel
appliance

Also Included
Furniture

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



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