

**2059 First Avenue  
Avalon, NJ 08202**

**Asking \$4,495,000.00**



**COMMENTS**

NEW CONSTRUCTION for 2024!! Steps from the beach in Avalon. This home will be spectacular with three stories offering one of the most sought-after floor plans on 7 Mile Island! The home will be complete with 6 bedrooms and 6.5 bathrooms. Additionally, the great room will allow for plenty of natural sunlight and will include a large kitchen, living room, and dining area, all located on the second floor. Five bedrooms will include en-suite living with the sixth bedroom sharing a hallway bathroom plus an additional powder room for your guests. Enjoy dining al fresco on one of the many outdoor sun decks or covered deck on the second floor. Additional indoor features will include a vaulted ceiling in the spacious living room with gas fireplace; first floor family room complete with wet bar and sliding door access to the back yard oasis. This home will come complete with an in-ground heated pool and landscaped yard. Further amenities include a large walk-in pantry; two laundry rooms located on the first and third floors; hardwood flooring and granite counters throughout; stainless steel appliances; and a completely landscaped yard with paver hardscape and an irrigation system. This location offers the convenience of being a few short blocks from the center of town and 2 short blocks to a lifeguarded beach. If you like to play tennis or have young children, the 12th Street Park and playground are only 6 blocks away! This home will be an Avalon classic, and you will enjoy many memories for years to come with your family. Inquire now for specs and plans.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asphalt	Deck	Garage	Living Room
Hardie Board	Fenced Yard	1 Car	Kitchen
	Cable TV	Attached	Recreation/Family
	Sidewalks	Auto Door Opener	Dining Area
	Outside Shower		Pantry
	In Ground Pool		Laundry/Utility Room
	Sprinkler System		Great Room
			1st Floor Primary Bedroom
InteriorFeatures	AppliancesIncluded	Basement	Heating
Bar	Range	Crawl Space	Gas Natural
Elevator	Oven	Outside Entrance	Multi-Zoned
Fireplace- Gas	Self-Clean Oven		
Wood Flooring	Microwave Oven		
Smoke/Fire Alarm	Refrigerator		

# Berger Realty

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