

**188 33rd
Avalon, NJ 08202**

Asking \$4,995,000.00



COMMENTS

This BRAND NEW, decorator furnished, corner property is conveniently located just one cross street from the beach and steps to the center of Avalon. You will appreciate the convenience of easy access to town, lifeguard protected beach at 32nd Street and surfing beach at 30th Street. The oversized, corner design is beautiful from all elevations, offering a commanding street appearance. The six bedroom, 6.5 bath floorplan has fabulous entertaining space, exceptional deck spaces, a four-stop elevator and in-ground pool and hot tub. The southern exposed first floor family room overlooks the aforementioned rear yard entertaining space, complete with the pool, tub, and a beautiful paved sun deck. The vaulted great room on the second floor is soaked in natural sunlight. This expansive space offers a living room centered on a gas fireplace with floor to ceiling applied moldings. The chef's kitchen has high end appliances, a separate, beverage refrigerator, and a massive center island. Both the dining area and living area offer slider access the primary entertaining deck, which spans the width of the house and is partially covered. The third floor has a private, primary suite with large deck and a second laundry. A sixth bedroom on the third floor has an ensuite bath and large, private sun deck. The rear of the home has additional decks on the first and second floor overlooking the pool. Other features include site finished hardwood floors throughout, a four-stop elevator, large storage garage, and plenty of interior storage.

PROPERTY DETAILS

Exterior Hardie Board	OutsideFeatures Deck Fenced Yard Cable TV Sidewalks Outside Shower	ParkingGarage Garage 1 Car Attached Concrete Driveway	OtherRooms Kitchen Dining Area Laundry/Utility Room Great Room
InteriorFeatures Cathedral Ceilings Elevator Fireplace- Gas Wood Flooring Smoke/Fire Alarm Walk in Closet Tile Flooring Kitchen Island Beverage Refrigerator	AppliancesIncluded Range Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal	AlsoIncluded Furniture	Basement Crawl Space Slab

Berger Realty

• Since 1928 •



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



Heating
Gas Natural
Forced Air
Multi-Zoned

Cooling
Central Air Condition
Ceiling Fan
Multi Zoned

HotWater
Gas- Natural

Water
City

Sewer
City



Ask for Dawn Warren
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: dew@bergerrealty.com

