



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

# Berger Realty

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