

**45 32nd
Avalon, NJ 08202**

Asking \$5,495,000.00



COMMENTS

Brand new luxury beach house ready for your summer enjoyment. Centrally located just a short walk to everything Avalon has to offer, this a special opportunity to own a five bedroom, five full bath, two powder room beach block masterpiece. You and your family will have plenty of room to stretch out among the 3,700 sq. ft. of living space – meticulously designed – on all three levels (w/ 4-stop elevator). Enjoy the convenience of a low-maintenance exterior fitted w/ Malbec Cedar shingles complete w/ a 20-year warranty along w/ 400 Series Anderson windows, sliding, and French doors offering superior energy efficiency. The attached garage not only will fit your electric car or golf cart but will also allow you to effortlessly charge your vehicle with a built-in EV plug. Nothing completes the exterior of a modern beach house quite like its backyard. Surrounded by white quartz, the custom in-ground pool and spa is an oasis unto itself and finished with a cabana equipped w/ full length cabinetry, sink, refrigerator, and ice maker. The thoughtful interior design is sure to please. Upon entry, the marble floors, custom archways, and millwork will grab your immediate attention. Gorgeous gray engineered floors sweep across the main living areas that are low maintenance, reduce moisture, and offer superior stability. The second-floor kitchen will not disappoint with custom cabinetry, Subzero refrigeration, Wolf range, two Bosch dishwashers, stunning waterfall-sided quartz countertops, and a built-in microwave. Perhaps the most eye-catching element of the second floor is the massive floor to ceiling Alaskan Gray stone fireplace w/ remote operated gas fireplace. The third floor offers superior privacy with a stunning primary suite tailored w/ a custom wet bar, mahogany closet, washer and dryer, and amazing ocean views from its front deck. There are a myriad of special amenities which must be seen to fully appreciate.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Deck	Garage	Living Room
Vinyl	Enclosed/Covered	1 Car	Kitchen
Other	Patio	Attached	Recreation/Family
	Fenced Yard	Auto Door Opener	Eat-In-Kitchen
	Cable TV		Pantry
	Sidewalks		Laundry/Utility Room
	Outside Shower		See Remarks
	In Ground Pool		
	Whirlpool/Spa		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Elevator	Range	Furniture	Crawl Space

Berger Realty

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See Remarks
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Gas Natural
Forced Air
Multi-Zoned

Cooling
Central Air Condition
Multi Zoned

HotWater
Gas- Natural

Water
City

Sewer
City

