



**280 36th  
Avalon, NJ 08202**

**Asking \$4,550,000.00**



#### COMMENTS

WATER VIEWS FROM THIS 3600 Sq ft , newer construction built in 2021. Furnished - less artwork and personals. No need to leave your home to charge your vehicle- EV CHARGER AT THE PROPERTY!! 36th Street family neighborhood, centrally located 6 bedroom, 6.5 bath home with 4-stop elevator, heated saltwater pool , wide plank hardwood floors, and high-end finishes thru out! Walking distance to town and the beach. Low maintenance exterior Hardy plank, standing seam rooflines, accented w/ silver stacked stone. Furnished, (less personals and artwork) 3600 sq. ft. of luxurious living space and plank hardwood floors, including custom millwork and SONOS AUDIO SYSTEM. Welcome to the sun lit foyer and venture thru this meticulously designed home with first floor family room that provides a generous secondary entertaining haven with enough seating for multiple families to enjoy a movie or the next sporting event! If you prefer, this flexible area accommodates your youngest vacationers, teens, or adults looking to enjoy their own space!! The Custom full-wall wet bar with a mixed-metals backsplash awash w/specialty lighting. The bar provides an under-counter beverage refrigerator, bar sink and plenty of built-in storage & display cabinetry for convenient pool side entertaining. The SOUTH facing sunlit views expand thru a wall of sliders that lead to a rear yard entertaining area lined with privacy 8' tall Leyland Cyprus trees and planters creating a picturesque backdrop to the "Cambridge" stone pool deck. Whether lounging on the sun shelf within the "blue glass" bordered pool and jacuzzi or sharing outdoor entertainment area located in the SOUTH facing sun-bathed rear yard, it's only the first of the many GEMS you will find upon exploring this water view Oasis. The 1st floor provides a second primary w/ensuite and seamless glass shower door. Second bedroom on this level is sure to be the kids favorite with \"custom L- shaped bunk beds and INTEGRATED STORAGE DRAWERS w/ personal lighting and shelf space creating their own sanctuary. FULL SIZE bottom bunk and SINGLE top bunk allow for those extra surprise guests visits! Upon entering the second floor, your eyes will be drawn to the vastness of the Great Room with its 2-story floor to ceiling silver and white stone fireplace perfectly topped 2 stories above framed by the third floor balcony, and crowned by the 2-tone Coffered ceiling 16' above . Kitchen and dining room are an exciting mix of beach meets contemporary with its nautical sconces above the 10' island to the pierced silver chandelier that washes the walls with patterns of light .The chef's kitchen features KAHLE'S custom cabinetry w/ inset style and Thermador appliances including Thermidor SS DOUBLE WALL OVENS, \" Stainless 36 GAS 6 burner cooktop dishwasher , and 36\" French door, \"paneled\" refrigerator with custom hinge to allow for seamless integration w/ \"inset\" style cabinetry. Custom imported tile medallion highlights the backsplash that frames the 36\" Stainless GAS 6 burner cooktop. The impressive granite center island accommodates the Scotsman \"wet cube\" ice maker, dual -zone wine refrigerator, microwave drawer, and custom pull out island spice cabinets.

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stone	Deck	Garage	Kitchen
Hardie Board	Enclosed/Covered	1 Car	Recreation/Family
	Patio	Attached	Eat-In-Kitchen
	Porch	Auto Door Opener	Dining Area
	Fenced Yard	Concrete Driveway	Pantry
	Sidewalks		Laundry/Utility Room
	In Ground Pool		Great Room
	Whirlpool/Spa		Laundry Closet
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Range	Shades	Crawl Space
Cathedral Ceilings	Self-Clean Oven	Blinds	Masonry Floors/Wall
Elevator	Microwave Oven	Rugs	Slab
Fireplace- Gas	Refrigerator	Furniture	
Wood Flooring	Washer	See Remarks	
Loft	Dryer	Window Treatments	
Smoke/Fire Alarm	Dishwasher		
Storage	Disposal		
Tile Flooring	Smoke/Fire Detector		
Kitchen Island	Stove Natural Gas		
Beverage Refrigerator	Wine Cooler		
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Gas- Natural	City
Forced Air	Ceiling Fan		
Multi-Zoned	Multi Zoned		
Sewer			
City			



Ask for Carole Lelli  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: cl@bergerrealty.com

