



**1100 Ocean  
Avalon, NJ 08202**

**Asking \$2,195,000.00**



#### COMMENTS

Exceptional top floor unit at the exclusive Commodore Bay Club Condominiums. This Seafarer style unit overlooks the beautiful 110 boat slip marina with gorgeous western, unobstructed views of the bay and fabulous sunsets. Only eight of the 24 units at Commodore Bay Club are Seafarer style which offers 56 feet of water frontage and a floor plan allowing the living room, dining area, den and primary bedroom to be directly bay front to enjoy the spectacular views. The sun deck at 43 feet expands nearly the entire width of the unit. The kitchen has been renovated with white, shaker style cabinets, quartz tops, stainless steel appliances and attractive wood look flooring. There is a large living area with gas fed fireplace, kitchen with counter bar and a large dining area, all with easy access to the sun deck. There is a cozy den adjacent to the kitchen that could be a bay front office or used as an overflow bedroom which is only in the Seafarer style units. The waterfront primary bedroom with sun deck access has a walk in closet and private, ensuite bath which was renovated with shaker style vanity with quartz top, neo angle shower and a large soaking tub. There are two additional bedrooms that share a hall bath which also has a new shaker vanity with quartz top and a bathtub with shower. Enjoy the convenience of a large laundry room with full size washer and dryer. The home is sold attractively furnished. Additional amenities include gas FHA heat, central air, common elevator to service only four units, convenient covered parking for 2-3 cars, guest parking, outside storage room, main staircase to the unit, an ancillary exit staircase and a beautiful waterfront swimming pool with separate spa. All condo units are entitled to rent a boat slip at a reduced rate.

#### PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Wall To Wall Carpet	Assigned Parking	Living Room	Range
Foyer	Concrete Driveway	Kitchen	Oven
Tile Floors		Eat In Kitchen	Refrigerator
		Dining Area	Washer
		Laundry/Utility Room	Dryer
		Great Room	Dishwasher
			Disposal
			Stainless Steel
			Appliance
AlsoIncluded	Heating	Cooling	HotWater
Curtains	Gas Natural	Central Air	Gas
Blinds	Forced Air	Ceiling Fan	
Furniture			

# Berger Realty

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Water  
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Sewer  
City



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