



**151 37th
Avalon, NJ 08202**

Asking \$5,749,000.00



COMMENTS

Situated just 8 homes from the 37th Street beach path, this brand-new ZRM Builders, custom single-family home offers 5 bedrooms, 5.5 bathrooms, and 3,800 square feet of thoughtfully designed living space. Located on a prime block, just one cross street to the beach and only 4 blocks into town, this is a true park-and-walk location for everything. The exterior features painted Borral channel siding, Ipe decking, and painted Azek 1x6 V-Groove soffits. Inside, on the first floor, you'll find a tiled floor, 9-foot ceilings, a spacious bedroom with a large ensuite bathroom, and a tucked-away laundry room adjacent to a convenient powder room with easy access to the pool area. The expansive family room spans the entire width of the home and opens directly onto the pool deck through 24 linear feet of Marvin folding doors. With only one step from inside to the pool deck, this access significantly enhances your entertaining space due to the high elevation on this block and solid poured concrete foundation. Inside, a large wet bar includes two beverage centers, a Sub-Zero ice maker, a Cove dishwasher, custom cabinetry and a sizeable bar top. Outside, the backyard boasts a large pool with a sundeck and raised spa, a sandblasted marble pool deck, and a TV wall for outdoor enjoyment. On the second floor, the custom kitchen features a stunning waterfall island with a Sub-Zero beverage center, Wolf microwave, and quartz countertops. A paneled Sub-Zero refrigerator, 48-inch Wolf range, Cove dishwasher, and custom milled cabinetry complete the space. The open living and dining areas are anchored by a gas fireplace with a black walnut surround, with two sets of Marvin folding doors leading to a full-width deck offering breathtaking ocean views. Two additional bedrooms are located on this level, one with an ensuite bath, and another serviced by a hall bath. The third floor is highlighted by the primary suite, which includes a private deck with ocean views, a spa-like ensuite with soaking tub, dual vanity, and steam shower, as well as a spacious walk-in closet with a second set of washer and dryer. A conveniently located office sits off the hallway leading to the fifth bedroom which features an ensuite bath and its own private balcony facing the ocean. Additional features include Homasote-finished interior walls for enhanced sound control, 10-inch-wide flooring throughout the second and third floors, two tankless hot water heaters, a 3-stop elevator, and pre-wiring for security and electronic shades in select rooms. Call today to schedule your private showing of this magnificent custom home.

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Patio	Garage	Living Room	Bar
Deck	1 Car	Dining Room	Elevator
Grill	Attached	Kitchen	Fireplace- Gas
Fenced Yard	Auto Door Opener	Recreation/Family	Wood Flooring
Cable TV	Concrete Driveway	Laundry/Utility Room	Security System

Berger Realty

Since 1928



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



✉ info@bergerrealty.com

Sidewalks
Outside Shower
In Ground Pool
Whirlpool/Spa
Sprinkler System

Smoke/Fire Alarm
Slab Flooring
Tile Flooring
Kitchen Island

Appliances Included
Range
Self-Clean Oven
Microwave Oven
Refrigerator
Washer
Dryer
Dishwasher
Disposal
Burglar Alarm
Smoke/Fire Detector
Stove Natural Gas

Basement
Slab

Heating
Gas Natural

Cooling
Central Air Condition
Multi Zoned

Hot Water
Gas - Natural

Water
City

Sewer
City



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

