



**285 78th  
Avalon, NJ 08202**

**Asking \$4,195,000.00**



#### COMMENTS

Welcome to 285 78th Street, a 7-bedroom, 4.5-bathroom beach retreat with a POOL! Located right in the heart of South Avalon and designed for family comfort, this expansive home comfortably accommodates up to 16 guests, making it an ideal getaway for those who love entertaining, relaxing, and experiencing everything Avalon has to offer. Nestled on a spacious 60 x 110 lot, this home is just 1.5 blocks to the beach and a short stroll to recreation fields, restaurants, and Bud's Market—offering the perfect blend of tranquility and convenience. Two driveways allow for parking for at least six cars offering easy access for you and your guests. The covered front porch welcomes you inside, where you're immediately greeted by cathedral ceilings with gleaming tile floor in the great room and wood floors in the bedrooms. The spacious, fully equipped kitchen is a chef's dream, featuring granite countertops and an island with additional seating for five—perfect for casual meals or gathering with friends. Flowing seamlessly from the kitchen, the living room boasts a cozy fireplace, while the adjacent dining area offers plenty of space for memorable meals. The first floor is thoughtfully designed, offering four well-appointed bedrooms and 2.5 baths. One of these bedrooms serves as a private suite, complete with an en-suite bathroom featuring a double-sink vanity and a spacious walk-in shower. A convenient powder room, a laundry closet, and plenty of hallway closets add functionality to this level. Three additional bedrooms share a beautifully finished full bathroom with a double-sink vanity and a walk-in glass door shower. Venture to the second floor, where you'll find three more bedrooms, including the luxurious master suite. This spacious retreat boasts two closets, an en-suite bathroom with a granite double-sink vanity, and a walk-in glass door shower—your own private oasis after a long day at the beach. Two additional bedrooms are connected by a Jack-and-Jill bathroom, complete with a dual-sink vanity and another walk-in glass door shower. Throughout the home, ample closet space ensures plenty of storage for all your beach essentials. Step outside to your incredible backyard paradise—a true showstopper! Directly off the dining and living area you will find the oversized covered deck providing endless options for relaxation and entertainment. Stepping down to the pool and patio area, your options are endless. Whether you're enjoying a barbecue with the grill, gathering around the built-in bar area that offers a ceiling fan and mini fridge, or simply laying in the sun and enjoying the Avalon breezes this is the perfect setting for celebrations, summer parties, or casual days and evenings under the stars. The spacious outdoor area, enclosed by a charming white fence, offers both sunny and shaded areas for ultimate comfort. But wait, there is more. A freshly painted basement offers even more versatile space, perfect for additional storage, an at home gym, a game room, or an extra entertainment area. The patio space beneath the back deck connects directly to the basement, providing easy access and even more flexibility for outdoor gatherings. This bright and airy Avalon retreat is move-in ready and offers everything you need for the

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



perfect beachside lifestyle. Whether you're looking for a year-round escape or an incredible investment opportunity, 285 78th Street delivers unparalleled comfort, convenience, and coastal charm. Don't miss your chance to own this spectacular Avalon property!

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Patio Deck Porch Grill Fenced Yard Cable TV Sidewalks Outside Shower In Ground Pool	ParkingGarage Concrete Driveway 4 car parking	OtherRooms Living Room Eat-In-Kitchen Dining Area Great Room
InteriorFeatures Cathedral Ceilings Fireplace- Gas Wood Flooring Wall to Wall Carpet Tile Flooring Kitchen Island	AppliancesIncluded Range Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector Stove Natural Gas Stainless steel appliance	AlsoIncluded Blinds Furniture	Basement Full Outside Entrance Inside Entrance
Heating Gas Natural Forced Air Multi-Zoned	Cooling Central Air Condition Multi Zoned	HotWater Gas- Natural	Water City
Sewer City			



Ask for J.K. Hepner, III  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jkh@bergerrealty.com

