



**273 52nd  
Avalon, NJ 08202**

**Asking \$5,389,000.00**



#### COMMENTS

BRAND NEW, FULLY FURNISHED, BEAUTIFULLY DESIGNED, AND METICULOUSLY CONSTRUCTED AVALON HOME. An opportunity to enrich your life with a truly extraordinary coastal living experience combining an incredible layout with top-of-the-line design finishes and seamless indoor-outdoor connectivity. Plus a wonderful coastal location affording convenient beach access and 2- minute walking access to Avalon's exciting new Bay Park Marina amenity. With new kayak launching docks and storage, a new boat launch ramp, new boat slips and a magnificent promenade and pavilion to take in sunsets over the bay, the Marina will offer nearby homeowners all the benefits of Bayfront ownership without the upkeep. With 6 bedrooms, 5 full baths, 2 half baths, den with wet bar, multiple patios and decks, and elevator, 273 52nd Street provides extraordinary spaces and conveniences for family and friends to gather and create lasting memories. Stepping inside, you will be greeted by a soaring foyer featuring an abundance of natural light. The main level features a 2-story open-concept living area that seamlessly connects the living room, dining room and gourmet kitchen. The kitchen is a culinary enthusiast's dream with Viking appliances, Quartz countertops, custom cabinetry, a gracious center island and walk-in pantry. Escape to the primary bedroom suite located on its own private level and featuring a beautiful ensuite bathroom, generous walk-in closet with a second washer/dryer pair, and a private balcony to relax and enjoy sunset views over the bay. The remaining bedrooms are generous in size and natural light and feature ensuite bathrooms. Step outside to find additional inviting living spaces featuring a heated pool, spacious patio for lounging, cabana with wet bar, and a unique covered open air TV room with fireplace overlooking the pool. This custom Avalon beach home is a rare find that perfectly combines elegance, comfort, and coastal charm. Don't miss your chance to own this extraordinary property and start living your beachside dream. A collaboration of the distinguished team of OSK Design Partners, and Coastal Modern Construction. Schedule a private tour today.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Hardie Board	Patio	Parking Pad	Living Room
	Deck	Concrete Driveway	Dining Room
	Enclosed/Covered	4 car parking	Kitchen
	Patio		Den/TV Room
	Porch		Pantry
	Fenced Yard		Laundry/Utility Room
	Storage Building		Great Room
	Cable TV		
	Sidewalks		

# Berger Realty

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Outside Shower  
In Ground Pool  
Sprinkler System

Interior Features  
Bar  
Cathedral Ceilings  
Elevator  
Fireplace- Gas  
Wood Flooring  
Smoke/Fire Alarm  
Walk in Closet  
Tile Flooring  
Kitchen Island  
Beverage Refrigerator

Appliances Included  
Self-Clean Oven  
Microwave Oven  
Refrigerator  
Washer  
Dryer  
Dishwasher  
Disposal  
Smoke/Fire Detector  
Stove Natural Gas  
Wine Cooler

Also Included  
Furniture

Basement  
Crawl Space  
Outside Entrance

Heating  
Gas Natural  
Forced Air  
Multi-Zoned

Cooling  
Central Air Condition  
Ceiling Fan  
Multi Zoned

Hot Water  
Gas- Natural  
On Demand

Water  
City

Sewer  
City



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