

286 75th  
Avalon, NJ 08202

Asking \$5,895,000.00



#### COMMENTS

THIS BRAND-NEW 4,200 SQUARE FOOT HOME OFFERS PLENTY OF ROOM FOR FAMILY & FRIENDS, AND A FANTASTIC 'PARK-N-WALK' LOCATION THAT'S UNDER TWO BLOCKS FROM WIDE, STABLE BEACHES, AND EASY WALKING DISTANCE TO PLAYGROUNDS, PUBLIC RECREATION, BEACH BARS, FINE DINING & NIGHTLIFE! The First Floor features 3 BRs, each with its own private bathroom, a Family Room, a Laundry Room and a Powder Room. The Family Room spans the width of the rear of the home, and overlooks the southern-exposed heated pool, raised spa and beautiful stone patio area surrounded by professional landscaping & trees. The Family Room's wet bar offers custom cabinetry, a prep sink and a beverage fridge. Sliding doors provide access to an exceptionally large deck with stairs connecting to the rear yard. A Powder Room and the Laundry Room are located on the rear corner of the home, which is convenient when returning from the beach or accessing the pool/patio area. At the top of the stairs on the Second Floor, you're greeted by an expansive Great Room, which is ideal for entertaining and also allowing plenty of room for family to congregate or enjoy their own private space! The Great Room offers an impressive, soaring cathedral ceiling over the entire area, and a cozy fireplace! Three sets of sliding doors provide access to the deck and allow a refreshing breeze to flow through the home. The beautiful Kitchen features a spacious Center Island with seating, Wolf and SubZero appliances and lots of storage space, plus a walk-in Pantry. For an impressive, upscale look, custom panels blend the refrigerator & dishwasher with the cabinetry. In the rear portion of this Floor, there are 3 BRs, 2 Full Bathrooms, and a Powder Room. One of the Bedrooms has its own private bathroom and the other two both have private access to the shared Bathroom. Two of the three bedrooms have access to the expansive deck that spans the rear of the house. The 3rd Floor is reserved for the Master Retreat and its generous size private sundeck. There's also an adjacent office and a Laundry Closet! The home also features beautiful custom trim work and tile throughout, 10 built-in speakers in the entertaining areas, a 4-stop elevator, a garage + tons of storage underneath the house. ACT NOW and you'll be all set to begin making memories! This is another distinctively custom home offered by the Ryan Development Group, designed by Architect Blane Steinman, and appointed by Studio Blu Interiors!

#### PROPERTY DETAILS

Exterior	Outside Features	Parking/Garage	Other Rooms
Hardie Board	Patio	Garage	Kitchen
	Deck	Parking Pad	Recreation/Family
	Fenced Yard	Attached	Dining Area
	In Ground Pool		Laundry/Utility Room
	Sprinkler System		Laundry Closet

# Berger Realty

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#### InteriorFeatures

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

#### AppliancesIncluded

Range  
Oven  
Microwave Oven  
Refrigerator  
Washer  
Dryer  
Dishwasher  
Stove Natural Gas

#### Basement

Crawl Space

#### Heating

Gas Natural  
Forced Air  
Multi-Zoned

#### Cooling

Central Air Condition  
Multi Zoned

#### HotWater

Gas- Natural  
On Demand

#### Water

City

#### Sewer

City

