



**160 73rd  
Avalon, NJ 08202**

**Asking \$9,250,000.00**



#### COMMENTS

Ideally located in one of the most desirable areas and streets in Avalon. This property has it all for many reasons. Just a few short steps to one of Avalon's easy access uncrowded beaches. Stunning ocean views with a wraparound deck for dining outdoors. A Huge spacious 80 x110 ft lot with ample sun exposure. This prime location has convenient easy access to Avalon and Stone Harbor's boutique shops and highly awarded restaurants. Being located on the desired south side of the street it offers maximum sun exposure within the huge, heated swimming pool and hot tub area. Notice the street utilities are underground. Off street parking boasts room for 6 cars. The property is situated on one of the highest lot elevations in Avalon. Scenic Armacoast park is at the end of the street which ensures limited beach, car and foot traffic or any future housing development. Truly a quiet and private location. All the bedrooms are large. The second floor open concept living quarters are a plus. The large kitchen area houses granite countertops, modern appliances, massive cabinet storage, and a dining area. There is a huge living room along with another formal dining area. The third floor offers two spacious bedrooms with a walk-in closet and skylight. The bath is very large housing a Jacuzzi like tub and more. The home is very livable and move-in ready. With a few potential upgrades the home should last for many years to come. Possibilities are to add a bedroom and bath within the existing structure, a cabana, outdoor kitchen in the pool area or simply build new with more than 5500 plus square ft of living space. The location and lot offer infinite options.

#### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Deck	Stone Driveway	Living Room	Bar
Grill	4 car parking	Dining Room	Cathedral Ceilings
Fenced Yard		Kitchen	Fireplace- Gas
Cable TV		Den/TV Room	Wood Flooring
Sidewalks		Recreation/Family	Security System
Outside Shower		Eat-In-Kitchen	Skylight
In Ground Pool		Dining Area	Smoke/Fire Alarm
Whirlpool/Spa		Pantry	Storage
Sprinkler System		Laundry/Utility Room	Walk in Closet
Security Camera			Whirlpool
			Tile Flooring
			Kitchen Island
			Beverage Refrigerator
			Security Camera

# Berger Realty

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AppliancesIncluded	AlsoIncluded	Basement	Heating
Range	Drapes	Crawl Space	Gas Natural
Oven	Curtains	Outside Entrance	Forced Air
Microwave Oven	Shades		Multi-Zoned
Refrigerator	Blinds		
Washer	Rugs		
Dryer	Furniture		
Dishwasher	Window Treatments		
Disposal			
Burglar Alarm			
Smoke/Fire Detector			
Wine Cooler			
Stainless steel appliance			
Cooling	HotWater	Water	Sewer
Central Air Condition	Gas- Natural	City	City
Multi Zoned		Public	Public



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