

**19 Heron  
Avalon, NJ 08202**

**Asking \$7,399,000.00**



**COMMENTS**

**STUNNING BAYFRONT RETREAT WITH 75' OF WATER FRONTAGE.** Welcome to your dream waterfront home! This exceptional bayfront property located in Avalon's exclusive lagoons offers 75 feet of prime water frontage on Tarpon Lagoon, providing breathtaking views and endless opportunities for boating and water activities. With plenty of space to dock your boat and water toys, this home is a true haven for water enthusiasts. From the moment you arrive, you'll appreciate the home's exceptional craftsmanship and timeless exterior details. The paver driveway, and blue stone front porch with mahogany ceiling to coincide with the custom mahogany front door adding warmth and charming curb appeal. Home was renovated in 2002. Step inside these 5 bedrooms and 4 full bathrooms home with just under 4,000 sq.ft. of living space to find beautiful hardwood floors, coffered ceilings, crown molding, and custom trim finishes throughout, adding warmth and timeless elegance to every room. The gourmet kitchen is a chef's delight, featuring granite countertops, a high-end WOLF range, and a Subzero refrigerator. Just off the kitchen, you'll find a well-appointed laundry room with ample cabinetry, wash sink, and granite countertop to stack and fold laundry. The spacious master suite is a true retreat, complete with a natural gas fireplace for cozy waterfront evenings and a large master bathroom with marble shower, solid wood vanities with marble tops, Jacuzzi tub (as well as his and her walk-in closets). Multiple decks offer expansive outdoor living spaces, perfect for entertaining or relaxing while enjoying the serene bay views. This home has a vaulted and versatile third floor with endless possibilities as well as stunning views in every direction. With a full bathroom and entirely wide-open layout, this space can be transformed to suit your needs – whether as a bonus living area, game room, or additional sleeping quarters. There is a large wet bar with sink, plenty of cabinet space, as well as wine refrigerator. The flexibility of this level makes it a standout feature, adding even more value to this exceptional waterfront property. Other highlights of this exceptional home include Spacious two-car garage and plenty of room to add a large pool for even more outdoor enjoyment. This is waterfront living at its finest—schedule your private showing today!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Garage	Living Room
	Porch	2 Car	Dining Room
	Screened Porch	Attached	Kitchen
	Dock	Auto Door Opener	Den/TV Room
	Bulkhead	Concrete Driveway	Recreation/Family
	Cable TV	4 car parking	Dining Area
	Sidewalks		Laundry/Utility Room

# Berger Realty

Since 1928



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

[info@bergerrealty.com](mailto:info@bergerrealty.com)



	Outside Shower Whirlpool/Spa Boat Slips		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Fireplace- Gas	Range	Drapes	Crawl Space
Wood Flooring	Oven	Curtains	
Security System	Microwave Oven	Shades	
Smoke/Fire Alarm	Refrigerator	Blinds	
Storage	Washer	Furniture	
Kitchen Island	Dryer		
	Dishwasher		
	Disposal		
	Smoke/Fire Detector		
	Stove Natural Gas		
	Wine Cooler		
	Stainless steel appliance		
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Gas- Natural	City
Forced Air	Multi Zoned		
Multi-Zoned			
Sewer			
City			

