

165 71st  
Avalon, NJ 08202

Asking \$7,595,000.00



#### COMMENTS

Wow!! Here's your once in a lifetime opportunity to own one of the Island's premier beachside retreats! Just one house from world-class beaches and nestled east of the Avalon Bird Sanctuary, this exceptional 7,700 sq. ft. site is nearly 17% larger than the standard in southern Avalon, providing generous space and privacy. Extensively renovated and expanded by Brandywine Developers between 2011 and 2023, this stunning showplace boasts breathtaking ocean views from multiple decks and interior spaces and possesses perhaps the island's most desirable pool and cabana area. This property was originally part of an oceanfront compound thus yielding an enormous pool (80% larger than typical) on the east side of the house, along with an equally expansive cabana / pool house for entertaining family and friends. This configuration is grandfathered and would not be permitted today based on current zoning. The well-designed floor plan offers nearly 4,200 sq. ft. of living space, across three levels. The first-floor spans 1,693 sq. ft., the second floor is 1,834 sq. ft., and the third floor adds an additional 660 sq. ft. Smart home features include Lutron light controls, a Kevo smart door lock, multi-zoned Sonos speaker systems inside and out and remote-controlled thermostats and security system with three cameras, plus additional Ring cameras. A whole-house generator ensures reliability, while two tankless hot water heaters with circulating pumps provide comfort and efficiency. The home is equipped with a three-zone HVAC system, with one furnace and AC unit replaced less than six months ago, along with a newly installed Moen leak detection system with automatic shutoff. The outdoor living space is truly exceptional, featuring a large, heated pool with lighting and fountains. A spacious pool platform provides ample space for in-pool seating and serves as a great area for young children, with a removable child safety fence and gate for added security. The outdoor entertainment pavilion includes a covered dining area with seating for ten, two ceiling fans, indirect lighting, built-in speakers, and a granite-topped buffet. Steps away is the outside accessed power room. The fully equipped cabana kitchen offers a stand-alone ice maker, gas cooktop, microwave, paneled full-size refrigerator, and paneled dishwasher. The property is beautifully landscaped for privacy, with mature crepe myrtles, magnolia trees, skip laurels, and privet hedges, as well as landscape lighting for ambiance. A three-story spiral staircase provides safe and easy access to the upper levels. The covered second-floor rear porch includes a ceiling fan, lighting, and spectacular water views. A covered side porch with retractable shutters and screens features indirect lighting, a fan, built-in speakers, a large firepit dining table with chairs, and additional water views. The low-maintenance exterior includes James Hardie siding, Azek exterior trim painted in 2023, and metal roofs over the cabana, pavilion, and side deck. The roof is 16 years old. All exterior furniture, including the firepits and two natural gas Weber grills, is included in the sale. Inside, the home features a wet bar and beverage refrigerator in the family room. The gourmet kitchen



is equipped with a Viking professional cooktop, two Viking ovens, a new paneled Miele dishwasher, a paneled Sub-Zero refrigerator, and a Wolf microwave. Additional conveniences include a walk-in pantry with wine refrigerator and separate kitchen storage and broom closets. The laundry room has 2 washers and dryers and closet for pool and beach towels. Most closets are customized and lit for added functionality. The four-stop elevator provides easy access to every level of the home, while two gas fireplaces add warmth and ambiance. The property is being sold furnished including 7 smart TVs. Original artwork and ceramics are not included.

### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Hardie Board	Patio	See Remarks	Living Room
	Deck	4 car parking	Kitchen
	Enclosed/Covered		Recreation/Family
	Patio		Dining Area
	Fenced Yard		Pantry
	Cable TV		Laundry/Utility Room
	Sidewalks		See Remarks
	Outside Shower		
	In Ground Pool		
	See Remarks		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Range	Shades	Crawl Space
Cathedral Ceilings	Oven	Furniture	
Elevator	Microwave Oven	See Remarks	
Fireplace- Gas	Refrigerator	Window Treatments	
Wood Flooring	Washer		
Security System	Dryer		
Storage	Dishwasher		
Walk in Closet	Disposal		
Tile Flooring	Stove Natural Gas		
Kitchen Island			
Beverage Refrigerator			
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Gas- Natural	Public
Forced Air	Multi Zoned	On Demand	
Multi-Zoned			
Sewer			
Public			



Ask for Linda Watts  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [ljw@bergerrealty.com](mailto:ljw@bergerrealty.com)

