

Brought to you by Dan Bowersock, GRI, Broker-Salesperson

45 W 13th Street

Avalon

\$2,850,000



PROPERTY INFORMATION

Status	ACTIVE	Lavs	2
Address	45 W 13th Street	Frontage	50
Bedrooms	5	House Color	Tan
Full Baths	4	Near	Beach
Lavs	2	Class	RESIDENTIAL
Lot Size	50 X 110		AL
Approx Year Built	2012		



Remarks **THIS FIRST CLASS, CUSTOM HOME WAS BUILT IN 2012 AND IS ONLY 1.5 BLOCKS FROM THE BEACH!** The three story floor plan offers about 3,750 square feet of living area plus 3 large decks! The exterior of the home features Hardishake fiber cement siding, which offers the classic look of natural cedar siding, however, it is a maintenance -free, much more durable weather-proof alternative. The home features many attractive features: it's "elevator ready", offers a custom trim package, shiplap accent walls, transom windows, beautiful hardwood flooring throughout the home, granite countertops, a gas fireplace, and an "on demand" gas hot water heater for endless showers! The spacious, upscale kitchen is accented by a large center island, extensive built-in cabinetry with soft -close cabinets, a Wolfe Range, Sub Zero refrigerator/freezer, and two paneled Bosch dishwashers. The open & airy floor plan features 5 bedrooms (3 with private bathroom) 4 Full Bathrooms, 2 Powder Rooms plus an unusually large Family Room. The Family Room spans the entire width of the rear of the home and features built-in cabinetry,



Daniel R. Bowersock
FERGUSON-DECHERT, INC
Main: 609-967-4200
Cell: 609-602-0912
2789 Dune Drive
Avalon NJ 08202
Dan@AvalonProperties.com
www.AvalonProperties.com

