

COASTAL  
LIVING  
REAL ESTATE GROUP



325 Berkeley Avenue  
Beach Haven

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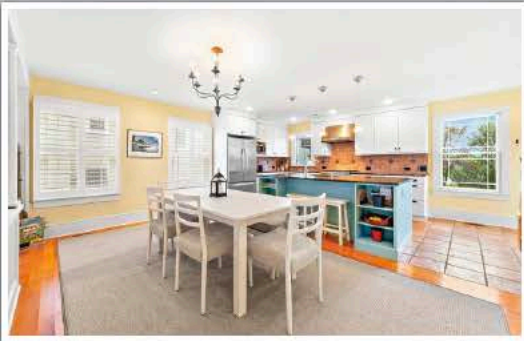
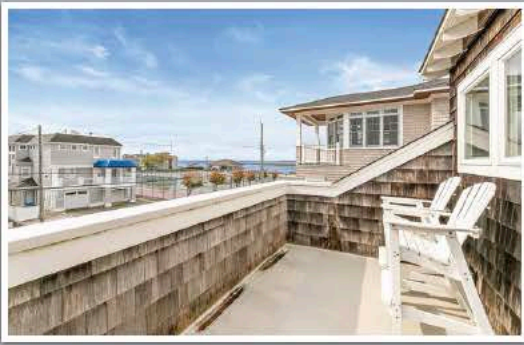
PRESENTED BY

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BONNIE WELLS

## *The Essence of Seaside Living*

Nestled in the heart of Beach Haven, this enchanting coastal home invites you to experience the essence of seaside living. Crafted with care in 2012 by the owner/architect, every detail reflects a deep appreciation for the town's rich history and coastal allure. Discover panoramic vistas of the Bay and Liberty Throughfare from the comfort of your own home, with the adjacent Little Egg Harbor Yacht Club adding a touch of nautical charm. Step onto the expansive covered porch or ascend to the second-floor balcony, where sea breezes and breathtaking views await, providing an ideal setting for relaxation and contemplation. The meticulously landscaped backyard, accessible via the charming rear deck off the kitchen, offers a private oasis for outdoor gatherings or moments of quiet reflection. Thoughtfully designed interiors blend modern comfort with coastal charm, creating a welcoming ambiance throughout. An open-concept layout for the LR, DR, and Kitchen encourages seamless flow between living spaces, ideal for entertaining guests or simply unwinding in style. Ascending to the second floor reveals a luxurious retreat, boasting a spacious master bedroom complete with access to a bay view deck and a walk-in closet that provides ample storage space for your wardrobe essentials. Adjacent, a second bedroom offers cozy accommodations, while a shared hall bath ensures convenience for guests and residents alike. However, the potential for expansion beckons, with ample space available to create an additional master suite, complete with its own private bath, offering endless possibilities for customization. Additionally, a dedicated laundry room adds practicality to daily living, ensuring effortless household management. Please note: Ample storage space beneath the house ensures a clutter-free living environment. Embrace the coastal lifestyle with convenient access to Beach Haven's amenities, including dining, shopping, and recreational activities. Whether you seek a serene escape or a vibrant seaside residence, this coastal haven promises the perfect balance of luxury, comfort, and captivating views. Schedule your private tour today and elevate your lifestyle to new coastal heights.

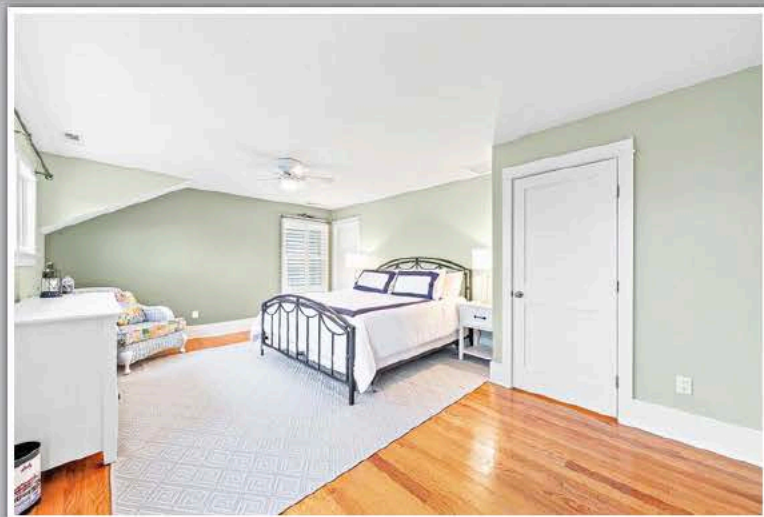




## 325 Berkeley Avenue Beach Haven

- 3 Bedrooms, 2 full baths, potential for a Master Suite
- 1,636 SF, allowance for 2500 SF, 50 x 100' lot
- Open concept living, dining and kitchen area
- Living room with built-ins and gas fireplace
- Dining room with custom columns, plantations shutters
- Chef's kitchen with center island and seating
- Stainless appliances, includes 6 burner gas stove & hood
- Shiplap custom cabinetry under granite counters
- 1st floor large bedroom with back hall access to bath
- Full bath with shower and extra storage
- Master bedroom with walk-in closet
- Master offers private deck with bay views
- 2nd bedroom with direct access to full bath with tub
- 2nd floor laundry room for convenience
- Attic offers expansion possibilities for Master suite
- 3 outdoor decks to bay views or private back yard
- Outdoor shower, fire pit, beautifully landscaped property
- Cement floor storage under the home

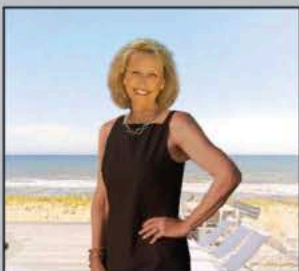
For More Information:  
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The Coastal Team

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