



**5 32nd
Avalon, NJ 08202**

Asking \$8,495,000.00



COMMENTS

Staggering ocean and coastline views, timeless architecture, and a one-of-kind interior finish define this iconic 7 Mile Island home. If you have toured enough oceanfront homes, you know that dune topography is the single most determinative factor for view quality on the island. At 5 W 32nd Street, the property is perfectly aligned with the 32nd Street dune path and, with low surrounding dunes, the result is sweeping, unobstructed white water views. As your eyes move south, miles of mesmerizing ocean and coastline views unfold, offering a perspective and view quality that exceeds most oceanfront properties on the island. The home was expertly designed by Asher Slaunwhite, who created a coastal-modern masterpiece that seamlessly blends indoor and outdoor living with walls of Weiland sliding doors and Loewen fixed-pane windows. The exterior features Alaskan yellow cedar shingles paired with a copper roof and downspouts, accented by a showstopping steel airfoil louver system that is both strikingly architectural and highly functional. Meticulously constructed by DL Miner, every inch of the home showcases impeccable craftsmanship and luxurious attention to detail, while Social House Design curated a bespoke, magazine-worthy interior aesthetic unlike any other property on 7 Mile Island. From the second that your guests enter the home, the quality of the finishings and furnishings will overwhelm their senses. The first level is set atop a concrete slab foundation, which elevates the ceiling heights while reducing entry steps, allowing for an inviting arrival. The polished concrete floors on the first level are both visually striking and cool underfoot. A beachfront family room sets the tone for the entire house, with floor-to-ceiling Weiland sliders opening onto the wraparound deck. This stunning space features a custom sectional, high-end upholstery, a full wet bar with Henrybuilt cabinetry, Subzero refrigerated drawers, and a picture-perfect reading nook. The laundry / mudroom is just as captivating as the rest of the home, featuring two sets of washers and dryers and a wall of custom built cabinetry. Three beautifully appointed en-suite bedrooms complete this level, including a custom walnut bunk room with extra-long beds. A breathtaking, steel staircase with floating oak treads and beautiful millwork leads you to the second floor great room. While the beauty of this space cannot be overstated, the expansive, picturesque views through the walls of Weiland doors and windows rivals almost any ocean view that you have seen on 7 Mile Island. The drama of this room is enhanced by a two story, custom-milled, vaulted ceiling over the living area, which is anchored by a linear, three-sided gas fireplace. The chef's kitchen is as stunning as it is functional. Henrybuilt custom cabinetry in white oak and walnut perfectly complements the Caesarstone Quartz countertops and top-tier appliances, including two Miele wall ovens, a Miele dishwasher, an integrated Thermador induction cooktop, and Subzero refrigeration. A floor-to-ceiling Henrybuilt storage system flanks the refrigeration, accompanied by a walk-in pantry, with a full service coffee bar, to ensure that you could store everything you could ever use. The dining area offers some of the most

Berger Realty

Since 1928



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

info@bergerrealty.com



extraordinary views in the home, while a full-service wet bar with a beverage fridge, ice maker, and seating area enhances the entertainment experience. Multiple Weiland doors open from the great room to the wraparound second-floor deck, where an outdoor living space, dining area, and high-top seating area create the perfect setting for gatherings large or small. The deck is clad in Ipe, accented by cable rails, Azek trim, and an Ipe rail cap. A separate grill deck on the north side of the home features a built-in Bull grill and hood, keeping outdoor cooking away from the main entertainment space.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Metal	Patio	4 car parking	Living Room
Shingle	Deck		Dining Room
Steel	Porch		Kitchen
Wood	Grill		Recreation/Family
	Fenced Yard		Eat-In-Kitchen
	Storage Building		Dining Area
	Cable TV		Pantry
	Sidewalks		Laundry/Utility Room
	Outside Shower		Great Room
	In Ground Pool		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Self-Clean Oven	Rugs	Masonry Floors/Wall
Cathedral Ceilings	Microwave Oven	Furniture	Slab
Fireplace- Gas	Refrigerator	Window Treatments	
Wood Flooring	Washer		
Smoke/Fire Alarm	Dryer		
Storage	Dishwasher		
Walk in Closet	Disposal		
Tile Flooring	Burglar Alarm		
Kitchen Island	Smoke/Fire Detector		
Beverage Refrigerator	Stove Electric		
Heating	Cooling	HotWater	Water
Forced Air	Central Air Condition	Gas- Natural	City
Multi-Zoned	Ceiling Fan		
	Multi Zoned		
Sewer			
City			



Ask for Mark Kolmer
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: mkj@bergerrealty.com

