



**25 32nd  
Avalon, NJ 08202**

**Asking \$6,249,000.00**



**COMMENTS**

Unbeatable Location with Unmatched Ocean Views! Welcome to this beautifully maintained, three-story coastal retreat in the heart of Avalon. Just steps from the beach, this spacious home offers panoramic ocean views from multiple decks and the perfect blend of comfort, style, and functionality. The first floor welcomes you with a generous entryway, a private en-suite bedroom, and a cozy family room with a wet bar—ideal for relaxed gatherings. Two additional bedrooms, a full bath, and a laundry room complete this level, along with a rear deck overlooking the sparkling in-ground pool and spa—a perfect place for sun-soaked afternoons. On the second floor, you'll find a bright, open-concept living area with a fireplace, a stylish kitchen, and a dining area designed for effortless entertaining. Step out onto the expansive front deck to dine al fresco with stunning ocean views. A rear deck with a built-in barbecue offers more space to unwind. This floor also includes a bedroom (currently used as an office/den) with a private bath, plus a convenient powder room. The third floor features a guest suite with its own bathroom and a luxurious master suite with private front and rear decks—perfect for capturing sunrise and sunset over the ocean. This home has never been a rental and shows pride of ownership throughout. A private elevator (accessible from the driveway) services the second and third floors for added convenience. Located close to everything Avalon has to offer, this is a rare opportunity to own a truly special home in a prime beachside setting.

**PROPERTY DETAILS**

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Patio	Parking Pad	Living Room	Cathedral Ceilings
Deck	2 Car	Kitchen	Elevator
Grill		Recreation/Family	Fireplace- Gas
Fenced Yard		Eat-In-Kitchen	Wood Flooring
Storage Building		Dining Area	Walk in Closet
Cable TV		Laundry/Utility Room	Kitchen Island
Sidewalks			
Outside Shower			
In Ground Pool			
Whirpool/Spa			
AppliancesIncluded	AlsoIncluded	Heating	Cooling
Self-Clean Oven	Rugs	Gas Natural	Central Air Condition
Microwave Oven	Fireplace Equipment	Forced Air	Multi Zoned
Refrigerator	Partial Furniture	Multi-Zoned	
Washer	Window Treatments		

# Berger Realty

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Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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City



Ask for Cassidy Fletcher  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [crf@bergerrealty.com](mailto:crf@bergerrealty.com)

