



**25 32nd  
Avalon, NJ 08202**

**Asking \$5,995,000.00**



#### 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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