



**73 25th Street  
Avalon, NJ 08202**

**Asking \$8,799,000.00**



**COMMENTS**

Experience the pinnacle of coastal living with this rare oceanfront offering in Avalon, New Jersey's most exclusive beach town. One of only three true oceanfront homes available on all of Seven Mile Island, this extraordinary 6 bedroom residence captures sweeping, unobstructed views of the Atlantic Ocean from nearly every room. Ideally located just two blocks from the heart of town, you will enjoy easy access to Avalon's finest shops, dining, and entertainment while maintaining privacy and serenity at the shore. Designed by Asher Architects, the home was meticulously constructed using the finest materials. Brazilian hardwoods, custom millwork and countless architectural details combine to create a home that is sophisticated and timeless. The open concept second-floor living space is designed to maximize the stunning ocean views. The expansive living room, dining area, and gourmet kitchen flow seamlessly together with each space oriented to the ocean. The kitchen is outfitted with high-end appliances, custom cabinetry, and stone countertops, perfect for entertaining or relaxed seaside living. Each of the six bedrooms offers comfort and privacy. The first and third floor dens provide additional space for lounging and enjoying the breathtaking views. The outdoor spaces are just as impressive, with multiple decks and seating areas that bring the ocean breeze right to your doorstep. This is a once in a generation chance to own a premier oceanfront retreat in Avalon. There is room for an inground pool at this oceanfront property. The photo of the exterior home with a pool adjacent to the detached storage shed is virtually enhanced. Don't miss your opportunity to own a beachfront home in Avalon!

**PROPERTY DETAILS**

|                  |                    |                   |                           |
|------------------|--------------------|-------------------|---------------------------|
| Exterior         | OutsideFeatures    | ParkingGarage     | OtherRooms                |
| Wood             | Deck               | 2 Car             | Living Room               |
|                  | Grill              | Concrete Driveway | Kitchen                   |
|                  | Storage Building   |                   | Recreation/Family         |
|                  | Cable TV           |                   | Dining Area               |
|                  | Sidewalks          |                   | Pantry                    |
|                  | Outside Shower     |                   | Laundry/Utility Room      |
|                  |                    |                   | Storage Attic             |
|                  |                    |                   | 1st Floor Primary Bedroom |
| InteriorFeatures | AppliancesIncluded | AlsoIncluded      | Basement                  |
| Bar              | Range              | Shades            | Crawl Space               |
| Fireplace- Gas   | Self-Clean Oven    | Blinds            | Outside Entrance          |
| Wood Flooring    | Microwave Oven     | Partial Furniture |                           |

# Berger Realty

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