

**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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Smoke/Fire Alarm  
Storage  
Walk in Closet  
Wall to Wall Carpet  
Tile Flooring  
Kitchen Island

Refrigerator  
Washer  
Dryer  
Dishwasher  
Disposal  
Smoke/Fire Detector  
Stove Natural Gas

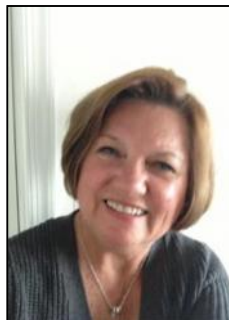
Heating  
Gas Natural  
Multi-Zoned

Cooling  
Central Air Condition  
Multi Zoned

HotWater  
Gas- Natural

Water  
City

Sewer  
City



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