



**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, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



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



Ask for Steven Orner
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: slo@bergerrealty.com

