

25 32nd
Avalon, NJ 08202

Asking \$5,495,000.00



COMMENTS

This centrally located and impeccably maintained home delivers white-water ocean views that rival many oceanfront properties. Thanks to the unusually low dune elevation on 32nd Street and a recessed south-side oceanfront parcel west of Avalon Avenue, the property enjoys sweeping, unobstructed view corridors. Built in 2017, the 3,800-square-foot residence offers six spacious bedrooms, generous entertaining areas, and extraordinary decks on both the front and rear. A wide covered porch opens to a welcoming foyer and three first-floor bedrooms, two full bathrooms, and a rear family room with a custom wet bar. This space flows seamlessly outdoors to a private backyard retreat featuring a covered deck, oversized pool with separate hot tub, travertine hardscaping, and lush landscaping for total privacy. Upstairs, a vaulted great room centers around a gas fireplace and captures breathtaking ocean views. The chef's kitchen is outfitted with stainless steel appliances, custom cabinetry, and a large center island, while the adjacent dining area leads to a rear deck with grill station and spiral stair to the pool level. The expansive second-floor front deck easily accommodates multiple entertaining areas, each offering panoramic views. The third floor features two en-suite bedrooms, including a luxurious primary suite. Additional highlights include a three-stop elevator, wide-plank hardwood floors throughout, and privacy shades on the second-floor decks. A side storage garage with automatic roll down makes storing all of your bikes and beach toys easy. Located just steps from the 32nd Street beach path and only a short walk into Avalon's vibrant shopping and dining district, this property combines exceptional views, premier amenities, and unmatched convenience. With ample parking for family and guests, this home is a rare opportunity to enjoy Avalon at its very best.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Hardie Board	Deck	Concrete Driveway	Living Room
	Grill		Dining Room
	Fenced Yard		Kitchen
	Cable TV		Recreation/Family
	Sidewalks		Eat-In-Kitchen
	Outside Shower		Dining Area
	In Ground Pool		Pantry
	Whirlpool/Spa		Laundry/Utility Room
			Great Room
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceilings	Range	Curtains	Crawl Space

Berger Realty

• Since 1928 •



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



Elevator
Fireplace- Gas
Wood Flooring
Smoke/Fire Alarm
Walk in Closet
Wall to Wall Carpet
Tile Flooring
Kitchen Island

Oven
Microwave Oven
Refrigerator
Washer
Dryer
Dishwasher
Disposal

Blinds

Heating
Gas Natural
Forced Air
Multi-Zoned

Cooling
Central Air Condition
Ceiling Fan
Multi Zoned

HotWater
Gas- Natural

Water
City

Sewer
City



Ask for John Clarke
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jwc@bergerrealty.com

