



179 32nd
Avalon, NJ 08202

Asking \$4,945,000.00



COMMENTS

New Construction Luxury Coastal Living for Summer 2026 Located just steps to the beach and a short walk to town, 179 32nd Street is an exceptional new construction home offering 6 bedrooms, 5 full baths, 2 half baths, and a lifestyle-focused layout designed for effortless Avalon living. Developed by Park Hill Property Group, dedicated to delivering an exceptional customer experience and building homes that people truly love to live in, in collaboration with Designer Amanda Chando of Details & Design. This residence blends modern coastal luxury with comfort and functionality at every turn. The first-floor features two ensuite bedrooms, including a custom-built bunk room, a family room with wet bar, full laundry, powder room, and direct access to the spacious backyard designed for entertaining. This private outdoor retreat includes a 12' x 24' saltwater pool, integrated 6' x 8' spa, travertine deck, outdoor shower, and covered patio ideal for summer gatherings. Experience coastal modern luxury on the second floor, where a grand great room is anchored by a gas fireplace and oversized sliders that open to an expansive partially covered front deck, creating a seamless indoor/outdoor flow. The epicurean kitchen offers high-end stainless-steel appliances, wine refrigerator, ice maker, large center island, and custom cabinetry. Two additional bedrooms share a stylish Jack & Jill ensuite, with a powder room serving the main living space. The third-floor retreat includes a private primary suite with a walk-in closet plus an additional custom closet, and a spa-inspired ensuite with an oversized shower and private water closet. An additional ensuite bedroom and a second washer/dryer complete this level, providing comfort and convenience for multi-generational living or luxury vacation use. Exterior features include Arctic White Hardie siding, mahogany soffits, Andersen 400 Series windows, white brick veneer foundation, Silver Birch roof shingles, and Ash Gray metal roof accents. A brick paver driveway accommodates four cars, and multiple outdoor living spaces offer year-round enjoyment. Designed for hosting gatherings, long summer stays, and quiet off-season retreats, 179 32nd Street delivers a premier coastal living experience. Private showings available.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Patio	4 car parking	Living Room
Shingle	Deck		Kitchen
Hardie Board	Sidewalks		Recreation/Family
	Outside Shower		Eat-In-Kitchen
	In Ground Pool		Dining Area
			Laundry/Utility Room
			Great Room
			Laundry Closet

Berger Realty

• Since 1928 •



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



InteriorFeatures
Bar
Cathedral Ceilings
Fireplace- Gas
Wood Flooring
Smoke/Fire Alarm
Storage
Walk in Closet
Tile Flooring
Kitchen Island
Beverage Refrigerator

AppliancesIncluded
Self-Clean Oven
Microwave Oven
Refrigerator
Washer
Dryer
Dishwasher
Disposal
Smoke/Fire Detector
Stove Natural Gas
Wine Cooler
Stainless steel
appliance

Basement
Crawl Space

Heating
Gas Natural
Multi-Zoned

Cooling
Central Air Condition

HotWater
Gas- Natural
On Demand

Water
City

Sewer
City



Ask for Ludwik Samselski
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: ls@bergerrealty.com

