



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



73 25th Street, Avalon, NJ, 08202

Price \$8,799,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 11            |
| Bedrooms     | 6             |
| Baths Full   | 4             |
| Baths Half   | 3             |
| Year Built   | 2007          |
| Type         | Single Family |
| Block Number | 24.01         |
| Listing #    | 251509        |
| Taxes        | 27397.00      |

#### 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 he...*

#### PROPERTY FEATURES

|                                                                                                                                                                       |                                                                                                                                                                           |                                                       |                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Wood                                                                                                                                                      | OutsideFeatures<br>Deck<br>Grill<br>Storage Building<br>Cable TV<br>Sidewalks<br>Outside Shower                                                                           | ParkingGarage<br>2 Car<br>Concrete Driveway           | OtherRooms<br>Living Room<br>Kitchen<br>Recreation/Family<br>Dining Area<br>Pantry<br>Laundry/Utility Room<br>Storage Attic<br>1st Floor Primary<br>Bedroom |
| InteriorFeatures<br>Bar<br>Fireplace- Gas<br>Wood Flooring<br>Smoke/Fire Alarm<br>Storage<br>Walk in Closet<br>Wall to Wall Carpet<br>Tile Flooring<br>Kitchen Island | AppliancesIncluded<br>Range<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal<br>Smoke/Fire Detector<br>Stove Natural Gas | AlsoIncluded<br>Shades<br>Blinds<br>Partial Furniture | Basement<br>Crawl Space<br>Outside Entrance                                                                                                                 |
| Heating<br>Gas Natural<br>Multi-Zoned                                                                                                                                 | Cooling<br>Central Air Condition<br>Multi Zoned                                                                                                                           | HotWater<br>Gas- Natural                              | Water<br>City                                                                                                                                               |
| Sewer<br>City                                                                                                                                                         |                                                                                                                                                                           |                                                       |                                                                                                                                                             |



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



73 25th Street, Avalon, NJ, 08202

Price \$8,799,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 11            |
| Bedrooms     | 6             |
| Baths Full   | 4             |
| Baths Half   | 3             |
| Year Built   | 2007          |
| Type         | Single Family |
| Block Number | 24.01         |
| Listing #    | 251509        |
| Taxes        | 27397.00      |

#### 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 he...*

#### PROPERTY FEATURES

|                                                                                                                                                                       |                                                                                                                                                                           |                                                       |                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Wood                                                                                                                                                      | OutsideFeatures<br>Deck<br>Grill<br>Storage Building<br>Cable TV<br>Sidewalks<br>Outside Shower                                                                           | ParkingGarage<br>2 Car<br>Concrete Driveway           | OtherRooms<br>Living Room<br>Kitchen<br>Recreation/Family<br>Dining Area<br>Pantry<br>Laundry/Utility Room<br>Storage Attic<br>1st Floor Primary<br>Bedroom |
| InteriorFeatures<br>Bar<br>Fireplace- Gas<br>Wood Flooring<br>Smoke/Fire Alarm<br>Storage<br>Walk in Closet<br>Wall to Wall Carpet<br>Tile Flooring<br>Kitchen Island | AppliancesIncluded<br>Range<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal<br>Smoke/Fire Detector<br>Stove Natural Gas | AlsoIncluded<br>Shades<br>Blinds<br>Partial Furniture | Basement<br>Crawl Space<br>Outside Entrance                                                                                                                 |
| Heating<br>Gas Natural<br>Multi-Zoned                                                                                                                                 | Cooling<br>Central Air Condition<br>Multi Zoned                                                                                                                           | HotWater<br>Gas- Natural                              | Water<br>City                                                                                                                                               |
| Sewer<br>City                                                                                                                                                         |                                                                                                                                                                           |                                                       |                                                                                                                                                             |

**CONTACT**

**Ask for Brandon Howell**  
**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call: 609-964-6369**  
**Email to: bah@bergerrealty.com**

Scan to see Property page.

**CONTACT**

**Ask for Brandon Howell**  
**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call: 609-964-6369**  
**Email to: bah@bergerrealty.com**

Scan to see Property page.

