



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



53 25th, Avalon, NJ, 08202

Price \$5,295,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 9             |
| Bedrooms     | 5             |
| Baths Full   | 3             |
| Baths Half   | 1             |
| Year Built   | 1990          |
| Type         | Single Family |
| Block Number | 24            |
| Listing #    | 251943        |
| Taxes        | 17306.00      |

#### COMMENTS

**Location! Location! Location! Hear Ocean Roar and feel cooler breezes! This 5 bedroom, 3 ½ Bath Three Story Home is located 3rd from the Beach with spectacular views of the Beach, Ocean, Dolphins, Sunsets from the second and third floor decks, situated on a 50 x 110 lot with parking for 6 cars, and sheltered from Northeast winds. Enjoy walking & relaxing on the Boardwal...**

#### PROPERTY FEATURES

|                                                                                                 |                                                                                                                                                                |                                                                                                                          |                                                                                            |
|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| Exterior<br>Wood                                                                                | OutsideFeatures<br>Deck<br>Cable TV<br>Sidewalks                                                                                                               | ParkingGarage<br>Garage<br>Attached<br>Concrete Driveway<br>See Remarks                                                  | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Recreation/Family<br>Laundry Closet |
| InteriorFeatures<br>Smoke/Fire Alarm<br>Wall to Wall Carpet<br>Fireplace- Wood<br>Tile Flooring | AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal<br>Smoke/Fire Detector<br>Stove Natural Gas | AlsoIncluded<br>Drapes<br>Blinds<br>Rugs<br>Fireplace Equipment<br>Partial Furniture<br>See Remarks<br>Window Treatments | Basement<br>Crawl Space                                                                    |
| Heating<br>Gas Natural<br>Forced Air<br>Multi-Zoned                                             | Cooling<br>Central Air Condition<br>Multi Zoned                                                                                                                | HotWater<br>Gas- Natural                                                                                                 | Water<br>City                                                                              |
| Sewer<br>City                                                                                   |                                                                                                                                                                |                                                                                                                          |                                                                                            |

#### CONTACT

Ask for Thomas Byrne

Scan to see Property page.



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| Sewer<br>City                                                                                   |                                                                                                                                                                |                                                                                                                          |                                                                                            |

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