



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



25 32nd, Avalon, NJ, 08202

Price \$5,495,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 15            |
| Bedrooms     | 6             |
| Baths Full   | 5             |
| Baths Half   | 1             |
| Year Built   | 2017          |
| Type         | Single Family |
| Block Number | 31.02         |
| Listing #    | 252919        |
| Taxes        | 15586.00      |

#### 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 spacio...*

#### PROPERTY FEATURES

|                     |                       |                   |                      |
|---------------------|-----------------------|-------------------|----------------------|
| 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          |
| Elevator            | Oven                  | Blinds            |                      |
| Fireplace- Gas      | Microwave Oven        |                   |                      |
| Wood Flooring       | Refrigerator          |                   |                      |
| Smoke/Fire Alarm    | Washer                |                   |                      |
| Walk in Closet      | Dryer                 |                   |                      |
| Wall to Wall Carpet | Dishwasher            |                   |                      |
| Tile Flooring       | Disposal              |                   |                      |
| Kitchen Island      |                       |                   |                      |
| Heating             | Cooling               | HotWater          | Water                |
| Gas Natural         | Central Air Condition | Gas- Natural      | City                 |
| Forced Air          | Ceiling Fan           |                   |                      |
| Multi-Zoned         | Multi Zoned           |                   |                      |
| Sewer               |                       |                   |                      |
| City                |                       |                   |                      |



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**CONTACT**

**Ask for Ken Sedberry**  
**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call: 609-442-3850**  
**Email to: [kas@bergerrealty.com](mailto:kas@bergerrealty.com)**

Scan to see Property page.

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