

**73 25th  
Avalon, NJ 08202**

**Asking \$3,850,000.00**



**COMMENTS**

Don't miss this rare chance to own the ultimate shore retreat on an oversized 6,500 sq. ft. lot in one of the island's most coveted locations. Perfectly positioned less than two blocks from world-class beaches, premier shopping, dining, nightlife, and all that Avalon has to offer, this 25th Street block is further enhanced by the charm of two historic churches. This expansive upside-down home has undergone significant renovations in recent years, with a detailed list available upon request. Highlights include soaring ceilings, multiple decks and porches, an open-concept kitchen and living area, and one of the island's most spacious backyard pool areas. The additional 20' x 50' parcel allows for a larger pool, an expansive cabana/pool house, and ample space for lounging or entertaining. This extra 1,000 sq. ft. makes the property nearly 20% larger than the standard lot, offering the potential for a 4,550 sq. ft. home in future redevelopment. A truly exceptional property—act now and be in for summer '25!

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Deck Fenced Yard Cable TV Sidewalks Outside Shower In Ground Pool See Remarks	ParkingGarage Garage 1 Car Attached Concrete Driveway	OtherRooms Living Room Kitchen Recreation/Family Dining Area Laundry/Utility Room
InteriorFeatures Cathedral Ceilings Wood Flooring Wall to Wall Carpet Tile Flooring Kitchen Island	AppliancesIncluded Range Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Stove Natural Gas	AlsoIncluded Drapes Shades Furniture Window Treatments	Basement Crawl Space
Heating Gas Natural Forced Air	Cooling Central Air Condition Multi Zoned	HotWater Gas- Natural	Water City

# Berger Realty

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