



**53 East 25th Street  
Avalon, NJ  
Beachblock**

**LIST PRICE:** \$5,995,000  
**LOT SIZE:** 50' x 110'  
**AGE:** 1990



**Stories:** Three  
**Construction:** Frame  
**Siding:** Wood  
**Roof:** Asphalt Shingles  
**Garage:** 1 Car Attached +  
2 Additional Parking Spaces

**Zoning:** Residential (R1C)  
**Block:** 24.01  
**Lot:** 13.01, 13.02, 15.03  
**Land:** \$2,000,000  
**Building:** \$ 818,500  
**Total:** \$2,818,500  
**Taxes:** \$ 17,164.67  
**Tax Year:** 2023

**FEATURES**

Bedrooms:	5	Storm Windows:	Ins. Glass
Baths:	3 Full + 1 Half	Storm Doors:	
A/C:	Central	Attic:	X
Heat:	Gas, FHA, Multi-Zoned	Whirlpool:	X
Hot Water:	Nat. Gas	Storage Shed:	
Washer:	X	Outside Shower:	X
Dryer:	X	Swimming Pool:	
Dish Washer:	X	Dock:	
Disposal:	X	Boat Slip:	
Fireplace:	Wood	Elevator:	
Wet Bar:	X	Other:	
Cathedral Ceiling:	X	Furnished:	Yes, Less (Less Personal Items)

**ROOMS**

	1st Floor	2nd Floor	3rd Floor
Foyer	X		
Living		X	
Dining		X	
Kitchen		X	
Master Bedroom			X
Bedrooms	2	2	
Baths	1 1/2	1	1
Family/Den	X		
Utility/Laundry	X		
Deck(s)	X	X	X

**OWNER:** Michael P. & Mary S. McCurdy Living Trust

*Description:*

See Next Page

*Photographs and Information subject to errors, changes, omissions, or withdrawal without further notice.*

## Location! Location! Location!

This 5 bedroom, 3 ½ Bath Three Story Home is located 3<sup>rd</sup> from the Beach with spectacular views of the Beach and Ocean from the second and third floor decks and situated on a 50 x 110 lot. Enjoy walking & relaxing on the Boardwalk which is only steps away and walking to the center of the Business District for Shopping, Restaurants or Just Family Time Together.

This property offers several options which include expansion of the home on the third level to capture wonderful views from a new family room with a wet bar and other amenities. One must see the property to fully understand the benefits of this Beachblock location.

Spacious first floor entrance foyer and family room with a wet bar, front deck, half bathroom, two bedrooms, and access to the rear yard from the rear deck. The rear yard also has an adequate area to install a swimming pool, cabana, and an attractive sitting area.

The Second floor has a large living room with wood burning fireplace, cathedral ceiling and skylights along with access to the front deck, dining area off the living room and front deck, kitchen with tile floor and all appliances including a center island, sink and double storage space and cabinetry, television and tile flooring, two bedrooms, one full bathroom, hall utility closet and wall-to-wall carpeting.

The Third floor has a large bedroom off the front deck which has fantastic views, wall-to-wall carpeting, sitting area, large closet, large bathroom with tile floor, jacuzzi tub, double bowl vanity and shower.

Property being sold furnished less personal items. (List of Exclusions will be provided).

LOCATION

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THIRD HOME FROM BEACH



EXCEPTIONAL VIEWS OF OCEAN AND BEACH



RELAX AND ENJOY AVALON SEASHORE LIVING

## FIRST FLOOR



FAMILY ROOM — POWDER ROOM — ACCESS TO REAR YARD



## FIRST FLOOR



ATTRACTIVE ENTRANCE FOYER  
SPACIOUS BEDROOMS—BATHROOM — UTILITY ROOM

## SECOND FLOOR



SPACIOUS LIVING ROOM—KITCHEN—STAIRWELL AREA



## SECOND FLOOR



## BEDROOMS AND BATHROOM



## THIRD FLOOR



VIEW OF LIVING ROOM—OPEN STAIRWELL LANDING  
VIEW FROM MASTER BEDROOM DECK

## THIRD FLOOR



## MASTER BEDROOM SUITE



## EXTERIOR OF HOME



DECKS ON ALL 3 LEVELS—FRONT ENTRANCE—REAR YARD