



2907 Dune Drive, Avalon, NJ 08202 609-967-3001 800-967-7796

Fax: 609-967-3057 www.LongandFoster.com



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



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

Stories: Three Construction: Frame Siding: Wood

Roof: **Asphalt Shingles** 1 Car Attached + Garage:

2 Additional Parking Spaces

2nd Floor

3rd Floor

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

1st Floor

Tax Year: 2023

FEATURES

Bedrooms:	5
Baths:	3 Full + 1 Half
A/C:	Central
Heat:	Gas, FHA, Multi-Zoned
Hot Water:	Nat. Gas
Washer:	Χ
Dryer:	Χ
Dish Washer	r: X
Disposal:	Χ
Fireplace:	Wood
Wet Bar:	Χ
Cathedral Cei	ling: X

Storm Windows: Ins. Glass Storm Doors: Attic: Χ Χ Whirlpool: Storage Shed: Outside Shower: Χ Swimming Pool: Dock: Boat Slip: Elevator Other: Furnished: Yes, Less (Less Personal Items)

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 3rd 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).





THIRD HOME FROM BEACH

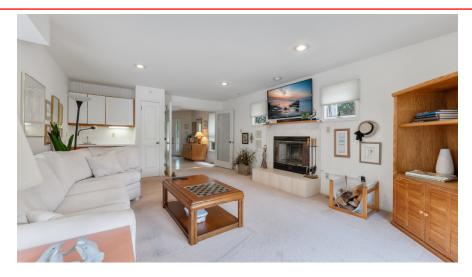
EXCEPTIONAL VIEWS OF OCEAN AND BEACH





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







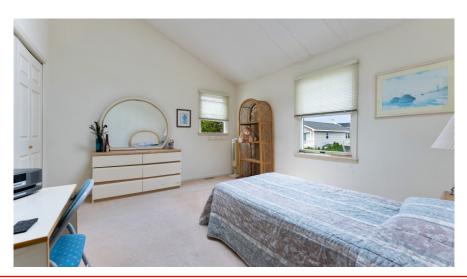


SPACIOUS LIVING ROOM—KITCHEN—STAIRWELL AREA

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