



**7418 Dune  
Avalon, NJ 08202**

**Asking \$6,500,000.00**



#### COMMENTS

Perfectly positioned just seven houses from expansive, pristine beaches and directly facing Avalon's Bird Sanctuary, this exceptional property sits on an 80' x 100' corner lot - significantly larger than the average size on the island's south end. Completed in 2021, this three-level gem comes fully furnished and accessorized, even including a 6-person golf cart for easy access to nearby amenities like restaurants, playgrounds, shops, and nightlife. With seven bedrooms, seven full baths, and two half baths, each impeccably decorated, there's plenty of room for family and friends. Notable features include a spacious poolside family room with a wet beverage center, a detached garage with ample storage, low-maintenance exterior, cabanas on both ends of the large pool/spa, and an outdoor TV viewable from the pool itself. The open layout of the second level boasts a great room with kitchen, living, and dining areas flowing seamlessly onto decks overlooking the bird sanctuary and beach path. On the third level, the primary bedroom and guest suite offer stunning bay and wetland views to the west and breathtaking ocean vistas to the east. Don't miss out on this incredible opportunity to invest in a proven rental income property or secure your own retreat in one of the most sought-after island destinations on the East Coast!

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Other	Deck	Garage	Living Room
Hardie Board	Porch	1 Car	Kitchen
	Fenced Yard	Detached	Recreation/Family
	Cable TV	See Remarks	Dining Area
	Sidewalks		Pantry
	Outside Shower		Laundry/Utility Room
	In Ground Pool		See Remarks
	See Remarks		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceilings	Range	Furniture	Crawl Space
Fireplace- Gas	Self-Clean Oven	Window Treatments	
Wood Flooring	Microwave Oven		
Security System	Refrigerator		
Walk in Closet	Washer		
Tile Flooring	Dryer		
Kitchen Island	Dishwasher		
	Disposal		

# Berger Realty

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