

**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

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Stove Natural Gas

Heating  
Gas Natural  
Forced Air  
Multi-Zoned

Cooling  
Central Air Condition  
Multi Zoned

HotWater  
Gas- Natural

Water  
Public

Sewer  
Public



Ask for Michael Wallitsch  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [mow@bergerrealty.com](mailto:mow@bergerrealty.com)

