

**135 77th  
Avalon, NJ 08202**

**Asking \$6,995,000.00**



**COMMENTS**

Located 2nd from the Beach in the South End of Avalon, this magnificent 6 bedroom, 5 1/2 bath, 4,300 sq. ft. home is uniquely situated closer to the Beach than the other homes located 2nd from the beach in the south end of Avalon because of the location of the Dune Line which results in fabulous views from the rear of the property which because of the Dune Line Restriction has remained unobstructed and will almost certainly remain unobstructed due to the ownership of all lands East of the Dune Line being owned by the Borough. Other features include: Third floor Master Bedroom Suite with walk-in closet, private bathroom, private deck with beautiful Ocean & Beach views, gas fireplace, microwave, refrigerator and much more. Two-zone heat and air conditioning, ceiling fans with lighting and recessed lighting throughout home, tile floors in foyer and all bathrooms, wall-to-wall carpeting in bedrooms and family room, cathedral ceilings in foyer, living room, dining room and kitchen, beautiful 3 story spiral stairwell, wood flooring in living room and 2nd floor hallway. Heated swimming pool. Pavers to front entrance & driveway and 1 car attached garage. Many updates including interior repainted, floors refinished, and new furniture. Can build a new 4,620 square foot home, if desired. Exterior renovated with new siding and decks.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Garage	Living Room
	Cable TV	Parking Pad	Dining Room
	Sidewalks	1 Car	Kitchen
	Outside Shower	Attached	Recreation/Family
	In Ground Pool	Auto Door Opener	Breakfast Nook
		See Remarks	Laundry/Utility Room
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceilings	Range	Shades	Crawl Space
Fireplace- Gas	Oven	Blinds	Outside Entrance
Wood Flooring	Self-Clean Oven	Rugs	
Security System	Microwave Oven	Furniture	
Smoke/Fire Alarm	Refrigerator		
Walk in Closet	Washer		
Wall to Wall Carpet	Dryer		
Whirlpool	Dishwasher		
Tile Flooring	Disposal		
	Burglar Alarm		

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Smoke/Fire Detector  
Stove Natural Gas

Heating  
Gas Natural  
Forced Air  
Multi-Zoned

Cooling  
Central Air Condition  
Electric  
Ceiling Fan  
Multi Zoned

HotWater  
Gas- Natural

Water  
City

Sewer  
City



Ask for Alexandra Aylward  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [aaa@bergerrealty.com](mailto:aaa@bergerrealty.com)

