

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

Berger Realty

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