

**6212 Dune  
Avalon, NJ 08202**

**Asking \$5,695,000.00**



**COMMENTS**

Expansive home on massive oversized 74x100 foot corner lot located in the southern end of Avalon with incredible views! 6 bedrooms, 5 full bathrooms, three half baths, four stop elevator, and incredible private outdoor space with pool and cabana. You will not be disappointed with this exceptional home only 5th from the beach. Views of the Atlantic Ocean that rival some beach block homes on the island. The southern end of Avalon, 62nd street in particular, is home to some of the quietest and practically private beaches the seven mile island has to offer. Never crowded and never lacking sand this location is the best you can possibly have. As you enter the residence you will immediately appreciate its size the second you step into the spacious foyer with direct access to the large first floor family room. This centrally located space comes with a wet bar, beverage fridge, and gives direct access to the elevator. Two Large ensuite bedrooms, two more bedrooms that are designed Jack and Jill, the rear first floor deck off the pool, and the laundry room as well. The sprawling second floor consists of the dining area that comfortably seats 10 with room for more, the living room with soaring ceilings, a natural gas fireplace finished with stone hearth and chimney, the chef's kitchen with two-tiered center island, stainless steel appliances, GE Profile fridge, and newly added beverage drawers. Just off the kitchen is the fifth bedroom also ensuite, a powder room, the third elevator stop, and chefs deck designed for grilling. A second rear deck off the dining area has seating for 8 with plenty of room for more. Lastly the third floor, accessed either by stairs or elevator is the crown jewel of this home. At the top of the stairs, you'll be greeted by an inviting sitting area overlooking the second floor and a street side deck with incredible views of the ocean. A forward thinking second laundry room is conveniently located just off the stairs as well. Entering the third floor suite you appreciate its size and ability to close it off entirely creating your own private sanctuary. The huge bedroom has its own deck, large walk-in closet, gorgeous bathroom with his and her sinks, granite vanity top, and tile shower with rain head. This home is unique as it is extremely hard to find a lot of this size, couple that with the serene location, proximity to the beach, and ocean views and you have a home that is almost irreplaceable. Settlement to occur after Nov 6 and showings limited to 11-2 after 7/20/24. Don't miss your chance to own a piece of the greatest shore town there is!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	3 Car	Living Room
	Grill	Concrete Driveway	Dining Room
	Fenced Yard		Kitchen
	Cable TV		Recreation/Family
	Sidewalks		Dining Area
	Outside Shower		Laundry/Utility Room

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



## In Ground Pool

InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Range	Rugs	Crawl Space
Cathedral Ceilings	Microwave Oven	Furniture	
Elevator	Refrigerator		
Fireplace- Gas	Washer		
Wood Flooring	Dryer		
Smoke/Fire Alarm	Dishwasher		
Walk in Closet	Disposal		
Kitchen Island	Smoke/Fire Detector		
Beverage Refrigerator	Stove Natural Gas		
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Gas- Natural	City
Multi-Zoned	Ceiling Fan		
	Multi Zoned		
Sewer			
City			



Ask for Domenic Ballerini  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [dvb@bergerrealty.com](mailto:dvb@bergerrealty.com)

