

**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
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
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 Karen J. Manley
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: kjm@bergerrealty.com

