

**1748 Dune  
Avalon, NJ 08202**

**Asking \$2,395,000.00**



**COMMENTS**

Take advantage of this fantastic opportunity to get started with a single-family home in beautiful Avalon, NJ! 2nd Lowest Priced single-family home in Avalon, and there's no strings attached, as this is a full size 50' x 110' lot, and there's no commercial properties on this block! Clearly an older home, yet enjoyed by families throughout the season. The property features central heating and cooling, and the entire First Floor is dedicated to Living, Kitchen and Dining Areas and a Full Bathroom. The Kitchen and Dining Area flow out to the large, private rear deck with awning overlooking a grass yard surrounded by mature trees. There's also an oversized detached garage and tons of off-street parking. In creating your rear yard Oasis, the full-size lot allows plenty of room for a beautiful pool, patio and cabana! This property offers the flexibility of buying and enjoying 'as is' until you finalize your plans for your Dream Home - a large 3,800+ square foot home can be built on this site! This quiet, residentially zoned neighborhood is ideal, as it is also only a few blocks from the beach, town and recreation. A wide array of recreation opportunities are located within a short stroll or bike ride of this property! Avalon's Public Recreation Area spans from 8th to 12th Street and features pickle ball & tennis courts, ball fields, and a playground! The boardwalk on 21st Street spans about half a mile along the beachfront to 32nd Street, and it's the perfect setting for a relaxing walk or an invigorating run! For fishing, crabbing and swimming, take a stroll over to the Public Dock at 23rd Street! Just a few blocks away at 14th Street is the Avalon Sport Fishing Center, where you can enjoy the covered bayside seating area while sipping morning coffee with donuts, eating one of the Island's best sandwiches for lunch, seeing the "catch of the day", and then admiring a gorgeous sunset! And of course, it's an easy walk into Avalon's Business District, where you'll find all sorts of shopping, restaurants and mini-golf! Call today to arrange a showing!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Shingle	Deck	Garage	Living Room
Vinyl	Enclosed/Covered	Detached	Kitchen
Wood	Patio	Stone Driveway	Den/TV Room
Solar Panels-Leased	Porch	4 car parking	Eat-In-Kitchen
	Storage Building		Dining Area
	Cable TV		Storage Attic
	Outside Shower		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Smoke/Fire Alarm	Oven	Blinds	Crawl Space
Storage	Microwave Oven	Furniture	Outside Entrance

# Berger Realty

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