



215 60th  
 Avalon, NJ 08202

Asking \$3,195,000.00



### COMMENTS

Located just four homes removed from one of the most breathtaking beaches on 7 Mile Island, this exceptional Southend Avalon property is the ideal site for redevelopment. The expansive 60' x 110' lot offers the potential to build a luxurious home with up to 4,620 square feet of conditioned living space, leaving ample room for a rear yard pool and cabana. Situated on highly coveted 60th Street, this area is renowned for its low density, low dune topography, and stunning view corridors towards both the ocean and the bay. Properties just one site off of Dune Drive are always in high demand and tend to sell quickly, as the corner home offers a 25' rear yard buffer (setback) from the easterly neighbor, maximizing view corridors and privacy. The interior of this landmark property will transport you back in time. The home has been expanded multiple times and features two kitchens, four bedrooms, 2 bathrooms, and a massive second floor entertaining space with multiple seating areas. This very special property sits just four homes and one cross street away from a stunning, serene beach, just one street away from a guarded beach, and just two streets away from the seclusion found behind the high dunes - the perfect balance of accessibility and tranquility. This property presents a rare opportunity to create a dream home in one of Avalon's most sought-after locations. Don't miss out on the chance to enjoy the best of 7 Mile Island living in this prime, peaceful setting. PROPERTY IS SOLD IN AS-IS, WHERE IS CONDITION.

### PROPERTY DETAILS

Exterior	Outside Features	Parking/Garage	Other Rooms
Deck	Call for Joan S. Spence	Garage	Kitchen
Call for Joan S. Spence	Berger Realty Inc	Spilling Pad	Dining Area
Sidewalks	1330 Bay Avenue, Ocean City	1 Car	Laundry/Utility Room
	Call: 609-391-1330	Attached	
Basement	Website: jss@bergerrealty.com	Heating	
Crawl Space			



Hot Water Electric City  
 Water City  
 Sewer City