



**6229 Dune  
 Avalon, NJ 08202**

**Asking \$5,195,000.00**



**COMMENTS**

Situated just 3 homes removed from the beach path on one of Avalon's most sought-after beach blocks, this property offers a prime opportunity for redevelopment. With the rising demand for new construction on the island, this 65 Ft. X 110 Ft. lot stands out as one of the few remaining oversized parcels on the Southeast corner of 62nd Street. The lot's generous dimensions allow for up to 5,0005 Sq. Ft. of conditioned living space, offering 385 more square feet than most beach block parcels, making it ideal for those looking to build a large, custom dream home. The potential for ocean views and a sunlit backyard, thanks to the Southeast exposure, adds significant value. Additionally, underground utilities and a low dune line enhance the uninterrupted views and overall appeal of the location. In its current form, the home includes 4 bedrooms, 2 full bathrooms, 2 powder rooms and 3 expansive decks, all offering views of the ocean. The interior boasts hardwood floors, and vaulted ceilings in the second-floor living areas provide great light. The third-floor loft offers a private space with unobstructed ocean deck views, perfect for quiet moments. The kitchen is fully equipped, making it suitable for immediate living or as a rental while designing future plans. This property provides the perfect blend of immediate use with tremendous upside potential. Whether you're ready to build a custom luxury home on a spacious lot or live in the current residence while you plan for the future, the location and size of this lot provide endless possibilities. With underground utilities, low dune lines, and close proximity to an incredible beach, this is an opportunity not to be missed.

**PROPERTY DETAILS**



OutsideFeatures ParkingGarage  
 Deck for Carol Cawley  
 Fenced Yard  
 Storage Building  
 Basement Heating  
 Call: 609-391-1330  
 Email: cc@bergerrealty.com

InteriorFeatures  
 Cathedral Ceilings  
 Wood Flooring



Stove Natural Gas

HotWater  
 Gas- Natural

Water  
 City

Sewer  
 City