



**7789 Dune  
Avalon, NJ 08202**

**Asking \$3,900,000.00**



#### COMMENTS

**AVALON - BEACH BLOCK SINGLE FAMILY!** This is a fantastic opportunity to purchase an oversized lot in Avalon measuring 80' x 85' square feet. The current 2 story corner home offers 4 bedrooms, 2.5 baths with ocean views and sunsets from the second floor outdoor sun decks. The home currently includes an oversized heated pool, central air, and off-street parking for 3 cars. The convenience of this home is just fantastic, with only a block walk to 4 restaurants, including the Union League's private Bungalow! If fitness is your thing, enjoy running over to the 82nd Street tennis/pickleball courts, basketball courts, field, playground, or boot camp! This spacious single-family home is ideally situated on an oversized 80x85 corner lot within the 78th street beach block, just a short stroll from the beach and in close proximity to the popular Icona and Windrift establishments, as well as the 82nd street recreation facilities. Following a complete interior renovation in 2022, the home exudes a fresh, updated interior, featuring a well-appointed kitchen, spacious dining/living area, a convenient laundry room, two large bedrooms, and 1.5 baths on the first floor. Upstairs, an additional living space with cathedral ceilings, abundant natural light, and direct access to a deck with peeks of the Atlantic Ocean offers endless options for indoor/outdoor entertainment. The large primary suite with cathedral ceilings and the 4th bedroom completes the upper level. Outdoors, the property boasts a beautiful and sizable patio, as well as a large swimming pool, creating a perfect setting for outdoor leisure and gatherings. With space for 3 car parking and being sold furnished, this home offers added convenience and value for prospective buyers. Offering the potential to build over 4,200 sq feet, a new home on this property would boast ocean views, making it an enticing prospect for buyers seeking a coastal retreat or a lucrative investment opportunity. In fact, the property has reported close to \$200,000 in rental income in 2023, highlighting its strong appeal as a rental property. 7789 Dune Drive presents an unparalleled opportunity for those seeking a prime location in Avalon, with the potential to build a new home with ocean views and substantial rental income.

#### PROPERTY DETAILS

|                    |                    |               |                      |
|--------------------|--------------------|---------------|----------------------|
| Exterior           | OutsideFeatures    | ParkingGarage | OtherRooms           |
| Asphalt            | Deck               | Parking Pad   | Living Room          |
| Wood               | Fenced Yard        | 3 Car         | Dining Room          |
|                    | Cable TV           |               | Kitchen              |
|                    | Sidewalks          |               | Den/TV Room          |
|                    | Outside Shower     |               | Dining Area          |
|                    | In Ground Pool     |               | Laundry/Utility Room |
| InteriorFeatures   | AppliancesIncluded | AlsoIncluded  | Basement             |
| Cathedral Ceilings | Range              | Shades        | Crawl Space          |

# 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)



Fireplace- Gas  
Smoke/Fire Alarm  
Wall to Wall Carpet

Oven  
Self-Clean Oven  
Microwave Oven  
Refrigerator  
Washer  
Dryer  
Dishwasher

Furniture

Outside Entrance

Heating  
Gas Natural

Cooling  
Central Air Condition  
Ceiling Fan

HotWater  
Gas- Natural

Water  
City

Sewer  
City



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

