



**7749 Dune  
Avalon, NJ 08202**

**Asking \$6,900,000.00**



**COMMENTS**

This stunning 6-bedroom, 6.5-bathroom coastal masterpiece, meticulously renovated and expanded by D.L. Miner, offers over 4,000 sq. ft. of luxury living on an oversized 7,600 sq. ft. Beach Block lot. Just steps from Avalon's sought-after south-end beaches, as well as top-tier dining, shopping, and entertainment, this home is a rare opportunity to own a true seaside resort. Designed for both relaxation and entertainment, the private backyard creates a resort-like atmosphere with a heated pool, custom fire pit, cabana/storage building, and multiple lounge and dining areas. Four expansive levels of decks, including a breathtaking 360-degree rooftop viewing deck, provide panoramic ocean views stretching to Atlantic City, with prime sightlines for fireworks from multiple towns. The second-floor deck offers direct access to the pool, while the third-floor sunset deck provides the perfect place to unwind. Inside, the gourmet kitchen is equipped with top-of-the-line appliances, including a professional 8-burner BlueStar gas range, double Sub-Zero fridge/freezer, two dishwashers, a Miele built-in coffee and espresso maker, a warming drawer, and two wine fridges. Two luxurious primary suites provide spa-like experiences, one featuring a soaking tub and shower, the other a dual-person standing shower. Thoughtful custom touches can be found throughout, from built-in bunks and drawers in the kids' rooms to a vintage 1969 tile mural in the surf bath shower. The home is fitted with high-end Pella windows, motorized front window shades, and retractable privacy and wind shades on the first-floor deck, which features a waterproof ceiling to create an additional living space. The property is packed with amenities, including a fully fenced backyard with lush landscaping for complete privacy, Sonos sound throughout the home and decks, a retractable remote awning, and a six-foot porch swing. The heated pool, resurfaced in 2022, features LED lighting, and the home benefits from owned solar panels that make winter electric bills virtually nonexistent. Additional conveniences include two driveways with ample parking, two washers and dryers (one in the owner's closet), and Flo Logic water monitoring for peace of mind. This exceptional home is perfect for both family retreats and high-yield rental potential. Don't miss this rare chance to own a premier Avalon property designed for luxurious coastal living. Schedule your private tour today.

**PROPERTY DETAILS**

|              |                  |                   |                      |
|--------------|------------------|-------------------|----------------------|
| Exterior     | OutsideFeatures  | ParkingGarage     | OtherRooms           |
| Hardie Board | Deck             | Concrete Driveway | Living Room          |
|              | Porch            | See Remarks       | Kitchen              |
|              | Fenced Yard      |                   | Eat-In-Kitchen       |
|              | Storage Building |                   | Dining Area          |
|              | Cable TV         |                   | Laundry/Utility Room |
|              | Sidewalks        |                   | Great Room           |

# Berger Realty

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|                                                                          |                                                                                                                                            |                           |                         |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------------|
|                                                                          | Outside Shower<br>In Ground Pool<br>See Remarks                                                                                            |                           | See Remarks             |
| InteriorFeatures<br>Cathedral Ceilings<br>Wood Flooring<br>Tile Flooring | AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Stove Natural Gas<br>Wine Cooler | AlsoIncluded<br>Furniture | Basement<br>Crawl Space |
| Heating<br>Gas Natural<br>Forced Air<br>Multi-Zoned                      | Cooling<br>Central Air Condition                                                                                                           | HotWater<br>Gas- Natural  | Water<br>City           |
| Sewer<br>City                                                            |                                                                                                                                            |                           |                         |



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