



**2023 Dune  
Avalon, NJ 08202**

**Asking \$1,545,000.00**



#### COMMENTS

STUNNING, IMACULATE AND READY TO ENJOY THE FIRST DAY YOU OWN IT! This pristine and spectacular 'Avalon Breezes' condominium features 3 bedrooms, 3 bathrooms and is located in the most highly sought after area, close to everything Avalon has to offer. Upon entering the unit, you are welcomed by an open floor plan, including a spacious dining room with seating for 9, oversized living room, a gourmet kitchen with granite countertops and top of the line appliances and treatments. Step out to a covered balcony overlooking the iconic 'Veterans Plaza' and '9/11 Memorial'. 2023 Dune Drive has been faithfully maintained and lightly used by the owners. This unit is offered completely furnished with top quality appointments, custom built in entertainment cabinets and high-end appliances. This property is ready for your occupancy and enjoyment! The first-floor features one bedroom with a full bed and large double door closet; this room is conveniently located next to the first-floor bathroom. The staircase leads you to the second-floor landing and here you will find two large en suite bedrooms. One is the owners state room with a king bed and a covered balcony overlooking the heart of Avalon. This bathroom has a large walk-in shower and containing an oversized jacuzzi tub. Consequently, the other bedroom contains a queen bed and another private en suite bathroom with a shower. The second floor also features the laundry room with easy access. There are two assigned parking spaces, a storage space and readily access to an elevator. The property is currently utilized as a powerful rental machine when not occupied by the owners.

#### PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	2 Car	Living Room	Range
Kitchen Island	Assigned Parking	Kitchen	Oven
Hardwood Floors		Dining Area	Microwave Oven
Tile Floors		Storage Space	Refrigerator
			Washer
			Dryer
			Dishwasher
			Disposal
			Smoke/Fire Detector

AlsoIncluded  
Curtains  
Shades  
Blinds  
Furniture

Heating  
Gas Natural  
Forced Air

Cooling  
Central Air  
Ceiling Fan

HotWater  
Gas

# 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)



Water  
City

Sewer  
City



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

