

**5499 Dune  
Avalon, NJ 08202**

**Asking \$26,500,000.00**



#### COMMENTS

ARRIVING JUNE 2025! Elite High Dunes Estate – Avalon's Pinnacle of Luxury A One-of-a-Kind Oceanfront Masterpiece Offering Unrivaled Elevation, Views & Privacy Perched at the highest natural elevation in Avalon, NJ, this extraordinary 7,240 sq. ft. estate is the crown jewel of the prestigious High Dunes section. Designed by renowned architect Mark Asher and crafted by JG Popper Custom Builders, this residence is the only home on the island where you can witness both sunrise and sunset without ever leaving your home. Elevated 30 feet above all surrounding rooftops, this property offers unmatched 360-degree ocean and bay views, ultimate privacy, and unparalleled craftsmanship. Architectural Excellence & Superior Construction 6 bedrooms + bunk room, 6 full baths, and 3 half baths Floating staircase with glass railings, adding to the home's modern aesthetic Thermal aluminum windows throughout for optimal insulation and expansive views First two levels constructed of formed board concrete for ultimate durability and storm protection All exterior railings crafted from glass, ensuring uninterrupted panoramic vistas Unrivaled Resort-Style Amenities 14' x 26' swimming pool & spa nestled in the private backyard oasis Serene fountain pool at the grand entrance, setting the tone for luxury Four-stop elevator, providing seamless access to every level Fully outfitted gym with rubber flooring for high-performance workouts Expansive 7' x 10' sauna & adjacent steam shower for a private wellness retreat Ground Level: Luxury Meets Functionality Two-car garage with epoxy-coated flooring Laundry room & mechanical room for added convenience State-of-the-art fitness center with private sauna & steam shower First Floor: Grand Foyer & Entertainment Haven Dramatic entryway with floating staircase and glass railings Expansive family room with premier custom cabinetry, Sub-Zero refrigerator drawers, and a wall-mounted large-screen TV Billiards area with space for a pool table, creating the ultimate entertainment space Two spacious guest suites and an additional bunk room, each with private en-suite baths Second Floor: Oceanfront Elegance Sophisticated living area featuring a 7-foot-wide linear fireplace, perfect for relaxing in style Chef's kitchen designed by Blue Bell Kitchens, boasting: Large walk-in pantry Sub-Zero refrigerator Six-burner Wolfe stove Premium cabinetry & designer finishes Expansive Ipe wood decks with breathtaking Atlantic Ocean views Covered deck with built-in hurricane shutters and retractable shades, ensuring year-round comfort and protection Third Floor: The Ultimate Owner's Retreat Secluded master suite with sitting area & private fireplace Hidden large-screen TV that elegantly descends from the ceiling Luxurious spa-like master bath featuring: His & her vanities His & her water closets Expansive curbless walk-in shower for two Massive ocean-facing deck with a private four-seat hot tub, offering uninterrupted views of the sunrise Cozy sitting room with built-in bookshelves, private closet, and a stacked washer & dryer Second private deck facing southwest, ideal for watching the sunset over the bay "King of the Hill" – A Home Like No Other This exceptional property isn't just a home—it's an experience. A place

# Berger Realty

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where the ocean meets the sky, where every sunrise and sunset belongs to you, and where luxury is woven into every detail. If you ever played \"King of the Hill\" as a child, this home will take you back to that feeling—because here, you truly are on top of the world. Don't miss the opportunity to own one of Avalon's most prestigious estates. Schedule your private showing today and step into a world of unmatched coastal luxury.

#### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Patio	Garage	Living Room	Elevator
Deck	2 Car	Kitchen	Fireplace- Gas
Outside Shower	Attached	Recreation/Family	Wood Flooring
In Ground Pool		Dining Area	Sauna
		Pantry	Tile Flooring
		Laundry/Utility Room	Kitchen Island
AppliancesIncluded	Heating	Cooling	HotWater
Range	Gas Natural	Central Air Condition	Gas- Natural
Self-Clean Oven		Multi Zoned	
Microwave Oven			
Refrigerator			
Washer			
Dryer			
Dishwasher			
Disposal			
Stove Natural Gas			
Water	Sewer		
City	City		



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