



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



7418 Dune, Avalon, NJ, 08202

Price \$6,500,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 14            |
| Bedrooms     | 7             |
| Baths Full   | 7             |
| Baths Half   | 2             |
| Year Built   | 2021          |
| Type         | Single Family |
| Block Number | 74            |
| Listing #    | 240435        |
| Taxes        | 22008.00      |

#### COMMENTS

*Perfectly positioned just seven houses from expansive, pristine beaches and directly facing Avalon's Bird Sanctuary, this exceptional property sits on an 80' x 100' corner lot - significantly larger than the average size on the island's south end. Completed in 2021, this three-level gem comes fully furnished and accessorized, even including a 6-person golf cart for eas...*

#### PROPERTY FEATURES

|                    |                       |                   |                      |
|--------------------|-----------------------|-------------------|----------------------|
| Exterior           | OutsideFeatures       | ParkingGarage     | OtherRooms           |
| Other              | Deck                  | Garage            | Living Room          |
| Hardie Board       | Porch                 | 1 Car             | Kitchen              |
|                    | Fenced Yard           | Detached          | Recreation/Family    |
|                    | Cable TV              | See Remarks       | Dining Area          |
|                    | Sidewalks             |                   | Pantry               |
|                    | Outside Shower        |                   | Laundry/Utility Room |
|                    | In Ground Pool        |                   | See Remarks          |
|                    | See Remarks           |                   |                      |
| InteriorFeatures   | AppliancesIncluded    | AlsoIncluded      | Basement             |
| Cathedral Ceilings | Range                 | Furniture         | Crawl Space          |
| Fireplace- Gas     | Self-Clean Oven       | Window Treatments |                      |
| Wood Flooring      | Microwave Oven        |                   |                      |
| Security System    | Refrigerator          |                   |                      |
| Walk in Closet     | Washer                |                   |                      |
| Tile Flooring      | Dryer                 |                   |                      |
| Kitchen Island     | Dishwasher            |                   |                      |
|                    | Disposal              |                   |                      |
|                    | Stove Natural Gas     |                   |                      |
| Heating            | Cooling               | HotWater          | Water                |
| Gas Natural        | Central Air Condition | Gas- Natural      | Public               |
| Forced Air         | Multi Zoned           |                   |                      |
| Multi-Zoned        |                       |                   |                      |

Sewer  
Public

#### CONTACT



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#### CONTACT



**Ask for Cassidy Fletcher**  
**Berger Realty Inc**  
**1330 Bay Avenue, Ocean City**  
**Call: 609-425-6121**  
**Email to: [crf@bergerrealty.com](mailto:crf@bergerrealty.com)**

Scan to see Property page.



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