

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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<br>Other<br>Hardie Board   | OutsideFeatures<br>Deck<br>Porch<br>Fenced Yard<br>Cable TV<br>Sidewalks<br>Outside Shower<br>In Ground Pool<br>See Remarks                        | ParkingGarage<br>Garage<br>1 Car<br>Detached<br>See Remarks | OtherRooms<br>Living Room<br>Kitchen<br>Recreation/Family<br>Dining Area<br>Pantry<br>Laundry/Utility Room<br>See Remarks |
| InteriorFeatures<br>Cathedral Ceilings<br>Fireplace- Gas<br>Wood Flooring<br>Security System<br>Walk in Closet<br>Tile Flooring<br>Kitchen Island | AppliancesIncluded<br>Range<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal<br>Stove Natural Gas | AlsoIncluded<br>Furniture<br>Window Treatments              | Basement<br>Crawl Space   |
| Heating<br>Gas Natural<br>Forced Air<br>Multi-Zoned   | Cooling<br>Central Air Condition<br>Multi Zoned  | HotWater<br>Gas- Natural                                    | Water<br>Public   |
| Sewer<br>Public   |  |   |   |

### CONTACT

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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<br>Other<br>Hardie Board   | OutsideFeatures<br>Deck<br>Porch<br>Fenced Yard<br>Cable TV<br>Sidewalks<br>Outside Shower<br>In Ground Pool<br>See Remarks                        | ParkingGarage<br>Garage<br>1 Car<br>Detached<br>See Remarks | OtherRooms<br>Living Room<br>Kitchen<br>Recreation/Family<br>Dining Area<br>Pantry<br>Laundry/Utility Room<br>See Remarks |
| InteriorFeatures<br>Cathedral Ceilings<br>Fireplace- Gas<br>Wood Flooring<br>Security System<br>Walk in Closet<br>Tile Flooring<br>Kitchen Island | AppliancesIncluded<br>Range<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal<br>Stove Natural Gas | AlsoIncluded<br>Furniture<br>Window Treatments              | Basement<br>Crawl Space   |
| Heating<br>Gas Natural<br>Forced Air<br>Multi-Zoned   | Cooling<br>Central Air Condition<br>Multi Zoned  | HotWater<br>Gas- Natural                                    | Water<br>Public   |
| Sewer<br>Public   |  |   |   |

### CONTACT



**Ask for Tom Melchionni**  
**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call: 609-602-8208**  
**Email to: [tom@bergerrealty.com](mailto:tom@bergerrealty.com)**

Scan to see Property page.



**Ask for Tom Melchionni**  
**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call: 609-602-8208**  
**Email to: [tom@bergerrealty.com](mailto:tom@bergerrealty.com)**

Scan to see Property page.

