

# Berger Realty

Since 1926



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



6229 Dune, Avalon, NJ, 08202

Price \$5,195,000.00

### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 9             |
| Bedrooms     | 4             |
| Baths Full   | 2             |
| Baths Half   | 2             |
| Year Built   | 1987          |
| Type         | Single Family |
| Block Number | 62.03         |
| Listing #    | 242637        |
| Taxes        | 12242.00      |



### COMMENTS

*Situated just 3 homes removed from the beach path on one of Avalon's most sought-after beach blocks, this property offers a prime opportunity for redevelopment. With the rising demand for new construction on the island, this 65 Ft. X 110 Ft. lot stands out as one of the few remaining oversized parcels on the Southeast corner of 62nd Street. The lot's generous dimensio...*

### PROPERTY FEATURES

|   |  |                         |   |
|---|--|-------------------------|---|
| Exterior<br>Wood  | OutsideFeatures<br>Deck<br>Fenced Yard<br>Storage Building | ParkingGarage<br>Garage | InteriorFeatures<br>Cathedral Ceilings<br>Wood Flooring |
| AppliancesIncluded<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal<br>Stove Natural Gas | Basement<br>Crawl Space                                    | Heating<br>Gas Natural  | Cooling<br>Central Air Condition                        |
| HotWater<br>Gas- Natural  | Water<br>City  | Sewer<br>City           |   |

### CONTACT



Ask for Karen J. Manley  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call:  
Email to: [kjm@bergerrealty.com](mailto:kjm@bergerrealty.com)

Scan to see Property page.



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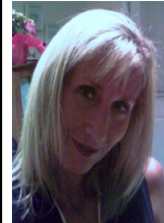
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