



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



7749 Dune, Avalon, NJ, 08202

Price \$6,900,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 16            |
| Bedrooms     | 6             |
| Baths Full   | 6             |
| Baths Half   | 1             |
| Year Built   | 1991          |
| Type         | Single Family |
| Block Number | 77            |
| Listing #    | 250686        |
| Taxes        | 21073.00      |

#### COMMENTS

*This stunning 6-bedroom, 6.5-bathroom coastal masterpiece, meticulously renovated and expanded by D.L. Miner, offers over 4,000 sq. ft. of luxury living on an oversized 7,600 sq. ft. Beach Block lot. Just steps from Avalon's sought-after south-end beaches, as well as top-tier dining, shopping, and entertainment, this home is a rare opportunity to own a true seaside resor...*

#### PROPERTY FEATURES

|                    |                       |                   |                      |
|--------------------|-----------------------|-------------------|----------------------|
| Exterior           | OutsideFeatures       | ParkingGarage     | OtherRooms           |
| Hardie Board       | Deck                  | Concrete Driveway | Living Room          |
|                    | Porch                 | See Remarks       | Kitchen              |
|                    | Fenced Yard           |                   | Eat-In-Kitchen       |
|                    | Storage Building      |                   | Dining Area          |
|                    | Cable TV              |                   | Laundry/Utility Room |
|                    | Sidewalks             |                   | Great Room           |
|                    | Outside Shower        |                   | See Remarks          |
|                    | In Ground Pool        |                   |                      |
|                    | See Remarks           |                   |                      |
| InteriorFeatures   | AppliancesIncluded    | AlsoIncluded      | Basement             |
| Cathedral Ceilings | Range                 | Furniture         | Crawl Space          |
| Wood Flooring      | Oven                  |                   |                      |
| Tile Flooring      | Microwave Oven        |                   |                      |
|                    | Refrigerator          |                   |                      |
|                    | Washer                |                   |                      |
|                    | Dryer                 |                   |                      |
|                    | Dishwasher            |                   |                      |
|                    | Stove Natural Gas     |                   |                      |
|                    | Wine Cooler           |                   |                      |
| Heating            | Cooling               | HotWater          | Water                |
| Gas Natural        | Central Air Condition | Gas- Natural      | City                 |
| Forced Air         |                       |                   |                      |
| Multi-Zoned        |                       |                   |                      |
| Sewer              |                       |                   |                      |
| City               |                       |                   |                      |



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**CONTACT**

**Ask for Barbara Fasy**  
**Berger Realty Inc**  
**1330 Bay Avenue, Ocean City**  
**Call: 609-602-4492**  
**Email to: [bf@bergerrealty.com](mailto:bf@bergerrealty.com)**

Scan to see Property page.

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