

**2507 Dune  
Avalon, NJ 08202**

**Asking \$1,975,000.00**



**COMMENTS**

Downtown Avalon living at its finest in this 4 bedroom, 3 full bath luxury Oceanside at Dune Condominium. This exquisite two-story premier custom-built town home is located in Avalon's town center with easy access to restaurants, shopping, entertainment and just 3 short blocks to beautiful beaches. Amenities abound with a conditioned semi-private enclosed staircase and elevator (with access directly into your townhouse), updated furnishings in living area and bar seating, two assigned covered parking spaces, storage shed and outside shower. This upgraded town home offers over 2,300 SQ FT of interior living space plus spacious decks measuring 6.5 feet wide and 24 feet long for relaxing outdoor space. Enter the first level to a spacious great room with hardwood flooring that includes the living area with gas fireplace, upscale kitchen with large center island and high-end appliances, inviting entertaining area, dining area, two porches (facing west and east), guest bedroom and full bath. A wide staircase with skylight leads to the second level with lavish master suite with vaulted ceilings, king size bed, walk-in closet, large private bath with whirlpool tub, double sink vanity and stall shower with seat and covered porch with evening sunset views. Additionally, you will find two large guest bedrooms with vaulted ceilings, one with sun deck, hall bath, plus large laundry room with sink and cabinetry. Other interior amenities include hardwood flooring throughout the entire property, custom trim and crown molding, plantation shutters on all windows, built-out closets, custom ceiling fans, glass enclosed showers, range hood vented outside. A carefree yet luxurious way to enjoy Avalon with all the amenities one could wish for at the beach!

**PROPERTY DETAILS**

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	2 Car	Living Room	Self-Clean Oven
Kitchen Island	Assigned Parking	Kitchen	Microwave Oven
Hardwood Floors		Eat In Kitchen	Refrigerator
Elevator		Dining Area	Washer
Skylight		Laundry/Utility Room	Dryer
Cathedral Ceiling		Storage Space	Dishwasher
			Disposal
			Smoke/Fire Detector
			Cooktop
			Stainless Steel Appliance
AlsoIncluded	Heating	Cooling	HotWater
Blinds	Gas Natural	Central Air	Gas

# Berger Realty

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