



**2023 Dune  
Avalon, NJ 08202**

**Asking \$1,545,000.00**



**COMMENTS**

STUNNING, IMACULATE AND READY TO ENJOY THE FIRST DAY YOU OWN IT! This pristine and spectacular 'Avalon Breezes' condominium features 3 bedrooms, 3 bathrooms and is located in the most highly sought after area, close to everything Avalon has to offer. Upon entering the unit, you are welcomed by an open floor plan, including a spacious dining room with seating for 9, oversized living room, a gourmet kitchen with granite countertops and top of the line appliances and treatments. Step out to a covered balcony overlooking the iconic 'Veterans Plaza' and '9/11 Memorial'. 2023 Dune Drive has been faithfully maintained and lightly used by the owners. This unit is offered completely furnished with top quality appointments, custom built in entertainment cabinets and high-end appliances. This property is ready for your occupancy and enjoyment! The first-floor features one bedroom with a full bed and large double door closet; this room is conveniently located next to the first-floor bathroom. The staircase leads you to the second-floor landing and here you will find two large en suite bedrooms. One is the owners state room with a king bed and a covered balcony overlooking the heart of Avalon. This bathroom has a large walk-in shower and containing an oversized jacuzzi tub. Consequently, the other bedroom contains a queen bed and another private en suite bathroom with a shower. The second floor also features the laundry room with easy access. There are two assigned parking spaces, a storage space and readily access to an elevator. The property is currently utilized as a powerful rental machine when not occupied by the owners.

**PROPERTY DETAILS**

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	2 Car	Living Room	Range
Kitchen Island	Assigned Parking	Kitchen	Oven
Hardwood Floors		Dining Area	Microwave Oven
Tile Floors		Storage Space	Refrigerator
			Washer
			Dryer
			Dishwasher
			Disposal
			Smoke/Fire Detector
AlsoIncluded	Heating	Cooling	HotWater
Curtains	Gas Natural	Central Air	Gas
Shades	Forced Air	Ceiling Fan	
Blinds			
Furniture			

# Berger Realty

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