



**859 Dune  
Avalon, NJ 08202**

**Asking \$2,500,000.00**



#### COMMENTS

Welcome to 859 Dune Drive in the quiet north end of Avalon with inlet & ocean views and across from the open space of Avalon's recreation area. Located just 2.5 blocks from the beach and a short walk to Avalon's town center, this 3-bedroom, 3.5-bath single-family upside down style home invites you to slow down, soak in the sunlight, and savor life at the shore. Step through the front door and you're welcomed into a cozy den — the kind of space that instantly makes you want to kick off your shoes and stay awhile. The first floor also includes a very large bonus room brimming with possibility: use it as a guest retreat, a playroom, or transform it into an additional bedroom. There is a bar area with cabinetry that offers a nostalgic nod to entertaining and gatherings of days gone by. A full bathroom plus a laundry room with an additional half bath, complete the first-floor experience with both practicality and charm. Upstairs, the great room opens up bright, airy, and ready for life's next chapter. The kitchen features a generous island for casual meals and conversation, while the adjoining dining area flows effortlessly into the sun-soaked living space. Large windows wrap the second floor, filling the room with natural light and offering lovely views of town. Step out onto the second-level front sun deck, where inlet views, salty breezes and sunshine invite you to sip your morning coffee or simply take in the laid-back Avalon lifestyle. Down the hall, a full bathroom serves the living area and two guest bedrooms. The master suite offers its own attached private bath. 859 Dune Drive is more than just a beach house — it's a place to create memories, to gather with family and friends, and to dream big. Whether you embrace its vintage charm as-is or envision your own updates or decide to build a new three-story dream vacation home, this Avalon classic offers the chance to make your mark on one of the island's wonderful locations. Don't wait! Come feel the ocean breeze, explore the possibilities, and imagine calling this special place your own. Being sold in "as is" condition.

#### PROPERTY DETAILS

|                     |                    |                   |                      |
|---------------------|--------------------|-------------------|----------------------|
| Exterior            | OutsideFeatures    | ParkingGarage     | OtherRooms           |
| Vinyl               | Deck               | Garage            | Living Room          |
|                     | Cable TV           | 1 Car             | Kitchen              |
|                     | Sidewalks          | Attached          | Den/TV Room          |
|                     | Outside Shower     | Concrete Driveway | Recreation/Family    |
|                     |                    |                   | Dining Area          |
|                     |                    |                   | Laundry/Utility Room |
|                     |                    |                   | Great Room           |
| InteriorFeatures    | AppliancesIncluded | AlsoIncluded      | Basement             |
| Cathedral Ceilings  | Range              | Shades            | Crawl Space          |
| Wall to Wall Carpet | Oven               | Blinds            | Outside Entrance     |

# Berger Realty

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