

**5499 Dune  
Avalon, NJ 08202**

**Asking \$26,500,000.00**



#### COMMENTS

Elite High Dunes Estate – Avalon's Pinnacle of Luxury. A One-of-a-Kind Oceanfront Masterpiece Offering Unrivaled Elevation, Views & Privacy Perched at the highest natural elevation in Avalon, NJ, this extraordinary 7,240 sq. ft. estate is the crown jewel of the prestigious High Dunes section. Designed by renowned architect Mark Asher and crafted by JG Popper Custom Builders, this residence is the only home on the island where you can witness both sunrise and sunset without ever leaving your home. Elevated 30 feet above all surrounding rooftops, this property offers unmatched 360-degree ocean and bay views, ultimate privacy, and unparalleled craftsmanship. Architectural Excellence & Superior Construction. 6 bedrooms, 7 full baths, and 3 half baths. Floating staircase with glass railings, adding to the home's modern aesthetic. Thermal aluminum windows throughout for optimal insulation and expansive views. First two levels constructed of formed board concrete for ultimate durability and storm protection. All exterior railings crafted from glass, ensuring uninterrupted panoramic vistas Unrivaled Resort-Style Amenities. 14' x 22' swimming pool & spa nestled in the private backyard oasis. Four-stop elevator, providing seamless access to every level. Fully outfitted gym with rubber flooring for high-performance workouts. Expansive infrared sauna & adjacent full bathroom and steam shower for a private wellness retreat. Ground Level: Luxury Meets Functionality. Two-car garage with slate flooring. Laundry room & mechanical room for added convenience. State-of-the-art fitness center with private sauna & steam shower. First Floor: Grand Foyer & Entertainment Haven. Dramatic entryway with floating staircase and glass railings. Expansive family room with premier custom cabinetry, Sub-Zero refrigerator drawers, cove dishwasher and a wall-mounted large-screen TV. Billiards area with space for a pool table, creating the ultimate entertainment space. Two spacious guest suites and an additional bunk room, each with private en-suite baths. Second Floor: Oceanfront Elegance. Sophisticated living area featuring a 7-foot-wide linear fireplace, perfect for relaxing in style. Chef's kitchen designed by Blue Bell Kitchens, boasting: Large walk-in pantry Sub-Zero refrigerator Six-burner Wolfe stove Premium cabinetry & designer finishes. Expansive Ipe wood decks with breathtaking Atlantic Ocean views. Covered deck with built-in hurricane shutters and retractable shades, ensuring year-round comfort and protection. Third Floor: The Ultimate Owner's Retreat Secluded master suite with sitting area & private fireplace. Hidden large-screen TV that elegantly descends from the ceiling. Luxurious spa-like master bath featuring: His & her vanities His & her water closets Expansive curbless walk-in shower for two. Massive ocean-facing deck with a private four-seat hot tub, offering uninterrupted views of the sunrise. Cozy sitting room with built-in bookshelves, private closet, and a stacked washer & dryer. Second private deck facing southwest, ideal for watching the sunset over the bay \"King of the Hill\" – A Home Like No Other. This exceptional property isn't just a home—it's an experience. A place where the ocean meets the sky, where every sunrise

# Berger Realty

Since 1928



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and sunset belongs to you, and where luxury is woven into every detail. If you ever played "King of the Hill" as a child, this home will take you back to that feeling—because here, you truly are on top of the world. Don't miss the opportunity to own one of Avalon's most prestigious estates. Schedule your private showing today and step into a world of unmatched coastal luxury.

## PROPERTY DETAILS

|                                                                                         |                                                                                                                                                        |                                                                           |                                                                                                                                                            |
|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Concrete                                                                    | OutsideFeatures<br>Patio<br>Deck<br>Enclosed/Covered<br>Patio<br>Grill<br>Fenced Yard<br>Cable TV<br>Outside Shower<br>In Ground Pool<br>Whirlpool/Spa | ParkingGarage<br>Garage<br>2 Car<br>Auto Door Opener<br>Concrete Driveway | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Den/TV Room<br>Recreation/Family<br>Eat-In-Kitchen<br>Dining Area<br>Pantry<br>Laundry/Utility Room |
| InteriorFeatures<br>Bar<br>Elevator<br>Fireplace- Gas<br>Wood Flooring<br>Tile Flooring | AppliancesIncluded<br>Range<br>Oven<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal                  | AlsoIncluded<br>Shades                                                    | Heating<br>Gas Natural                                                                                                                                     |
| Cooling<br>Central Air Condition                                                        | HotWater<br>Gas- Natural                                                                                                                               | Water<br>City                                                             | Sewer<br>City                                                                                                                                              |



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