

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



2778 Dune  
Avalon, NJ 08202

Asking \$1,495,000.00



## COMMENTS

BEAUTIFULLY RENOVATED CONDO IN 2022 SITUATED IN A VERY CONVENIENT CENTER TOWN LOCATION ONLY THREE BLOCKS TO THE BEACH. Second floor unit offering three bedrooms and two full baths with 1,425 square feet of living space. The extensive renovations completed in 2022 included new engineered wide plank floors, new kitchen cabinets, stunning Super White quartz countertops, new stainless-steel appliances, ice maker, beverage fridge, custom tiled baths, new carpets, custom built ins, attractive trim package, fresh paint, custom window treatments and new A/C compressor. There are two, private expansive sun decks on the west side of the home and east side which has its own automated awning. The front entrance opens to a beautiful vaulted great room with wide plank floors, custom built in, dining banquet seating, kitchen with huge center island with plenty of seating, primary bedroom with new custom bath, two additional bedrooms, new hall bath and laundry. The decorator furnishings are fabulous with many Serena Lily pieces. Home sold beautifully furnished and decorated. The property is situated on the corner of 28th Street and Dune Drive. The 28th Street beach is guarded and is also a raft beach. For the surfers, 30th Street is only two blocks away.

## PROPERTY DETAILS

|                     |                  |                      |                                                                  |
|---------------------|------------------|----------------------|------------------------------------------------------------------|
| UnitFeatures        | ParkingGarage    | OtherRooms           | AppliancesIncluded                                               |
| Kitchen Island      | 1 Car            | Kitchen              | Range                                                            |
| Hardwood Floors     | Assigned Parking | Eat In Kitchen       | Oven                                                             |
| Wall To Wall Carpet |                  | Dining Area          | Microwave Oven                                                   |
|                     |                  | Laundry/Utility Room | Refrigerator                                                     |
|                     |                  |                      | Washer                                                           |
|                     |                  |                      | Dryer                                                            |
|                     |                  |                      | Ice Maker                                                        |
|                     |                  |                      | Stainless Steel Appliances                                       |
|                     |                  |                      | Custom Built Ins                                                 |
|                     |                  |                      | Custom Window Treatments                                         |
|                     |                  |                      | Fresh Paint                                                      |
|                     |                  |                      | New Carpets                                                      |
|                     |                  |                      | Custom Tiled Baths                                               |
|                     |                  |                      | Super White Quartz Countertops                                   |
|                     |                  |                      | New Stainless Steel Appliances                                   |
|                     |                  |                      | New Engineered Wide Plank Floors                                 |
|                     |                  |                      | Two Private Expansive Sun Decks                                  |
|                     |                  |                      | One Deck Has Automated Awning                                    |
|                     |                  |                      | Beautiful Vaulted Great Room                                     |
|                     |                  |                      | Wide Plank Floors                                                |
|                     |                  |                      | Custom Built In Dining Banquet Seating                           |
|                     |                  |                      | Kitchen With Huge Center Island                                  |
|                     |                  |                      | Plenty Of Seating                                                |
|                     |                  |                      | Primary Bedroom With New Custom Bath                             |
|                     |                  |                      | Two Additional Bedrooms                                          |
|                     |                  |                      | New Hall Bath And Laundry                                        |
|                     |                  |                      | Decorator Furnishings Are Fabulous                               |
|                     |                  |                      | Many Serena Lily Pieces                                          |
|                     |                  |                      | Home Sold Beautifully Furnished And Decorated                    |
|                     |                  |                      | Property Is Situated On The Corner Of 28th Street And Dune Drive |
|                     |                  |                      | 28th Street Beach Is Guarded And Is Also A Raft Beach            |
|                     |                  |                      | For The Surfers, 30th Street Is Only Two Blocks Away             |



Ask for J.K. Hepner, III  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jkh@bergerrealty.com

Heating  
Gas Natural  
Forced Air

Cooling  
Central Air  
Ceiling Fan



Water  
City

Sewer  
City