



**859 Dune
Avalon, NJ 08202**

Asking \$3,595,000.00



COMMENTS

Welcome to 859 Dune Drive in Avalon NJ! Enjoy the epitome of shore living in this single family that is currently under extensive renovation by JCM Development, one of most custom builders in town. Enjoy the comfort of single family living for a fraction of the cost of new construction in the area and just over the cost of newer construction townhomes. Located in the quiet north end of Avalon with inlet & ocean views and across from the open space of Avalon's recreation area this upside down style house sits just over 2 blocks from the beach/8th street public fishing pier, and a short walk to Avalon's town center. Custom floor plan maximizes every sq inch of space; features 5 bedrooms (4 of the bedrooms having direct access to a full bath) 4.5 baths, additional first floor family space with slider access that leads to a spacious backyard that will have an oversized pool w built in spa, plenty of room for lounge chairs/table, and custom bar seating area with built in grilling station, an attached garage, 2nd floor deck with inlet views, and MORE! Renovations will include: all new cafe appliances, white oak engineering hardwood flooring throughout, custom trim and wood work throughout including a white oak beam in main living space, custom bathrooms, new garage door, massive pool and hot tub, and more! *This is active construction site, shown by appointment only! Construction besides pool area estimated to be completed in November 2025. Reach out today and have the ability to have say in finishes and fixtures. **Photos are of similar renovation/build projects completed by same owner.. renderings are deemed reliable but not exact**

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	1 Car	Living Room
	Fenced Yard	Attached	Kitchen
	Outside Shower	Concrete Driveway	Dining Area
	In Ground Pool		Laundry/Utility Room
InteriorFeatures	AppliancesIncluded	Basement	Heating
Bar	Range	Crawl Space	Gas Natural
Smoke/Fire Alarm	Oven		Forced Air
Walk in Closet	Refrigerator		
Kitchen Island	Washer		
Beverage Refrigerator	Dryer		
	Dishwasher		
	Stove Natural Gas		
	Stainless steel appliance		

Berger Realty

• Since 1928 •



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



Cooling
Central Air Condition
Multi Zoned

HotWater
Gas- Natural

Water
City

Sewer
City



Ask for Sara Varani
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: sev@bergerrealty.com

