

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



3429 Dune, Avalon, NJ, 08202

Price \$3,600,000.00

## PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 13            |
| Bedrooms     | 4             |
| Baths Full   | 2             |
| Baths Half   | 1             |
| Year Built   | 2001          |
| Type         | Single Family |
| Block Number | 34.03         |
| Listing #    | 252681        |
| Taxes        | 11250.00      |

## COMMENTS

*This single-family, 4 bedrooms and 2.5 bathrooms, is 1.5 blocks to the beach, and a short walk to downtown. The two-story, upside-down style home offers the perfect blend of coastal charm and modern convenience. With 2,751 sq ft of well-designed living space, the open concept layout features spacious, airy rooms ideal for entertaining and relaxation. The first floor includ...*

## PROPERTY FEATURES

|                                                                                                                                     |                                                                                                 |                                                          |                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                   | OutsideFeatures<br>Patio<br>Deck<br>Storage Building<br>Cable TV<br>Sidewalks<br>Outside Shower | ParkingGarage<br>2 Car<br>Attached<br>Concrete Driveway  | OtherRooms<br>Living Room<br>Kitchen<br>Den/TV Room<br>Dining Area |
| InteriorFeatures<br>Cathedral Ceilings<br>Fireplace- Gas<br>Wood Flooring<br>Walk in Closet<br>Wall to Wall Carpet<br>Tile Flooring | AppliancesIncluded<br>Range<br>Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher            | AlsoIncluded<br>Blinds<br>Furniture<br>Window Treatments | Basement<br>Crawl Space<br>Outside Entrance                        |
| Heating<br>Gas Natural<br>Forced Air                                                                                                | Cooling<br>Central Air Condition<br>Ceiling Fan                                                 | HotWater<br>Gas- Natural                                 | Water<br>City                                                      |
| Sewer<br>City                                                                                                                       |                                                                                                 |                                                          |                                                                    |

## CONTACT

Ask for Carole Lelli  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-412-1340  
Email to: cll@bergerrealty.com

Scan to see Property page.

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