

**135 77th Street  
Avalon, New Jersey**

**2ND HOME FROM BEACH  
GREAT OCEAN, BEACH & DUNE VIEWS**



**LIST PRICE:** \$6,995,000  
**LOT SIZE:** 60' x 110'

**Stories:** Three  
**Construction:** Frame  
**Siding:** Vinyl Cedar Shakes  
**Roof:** Asphalt Shingle  
**Garage:** Attached (1 Car)

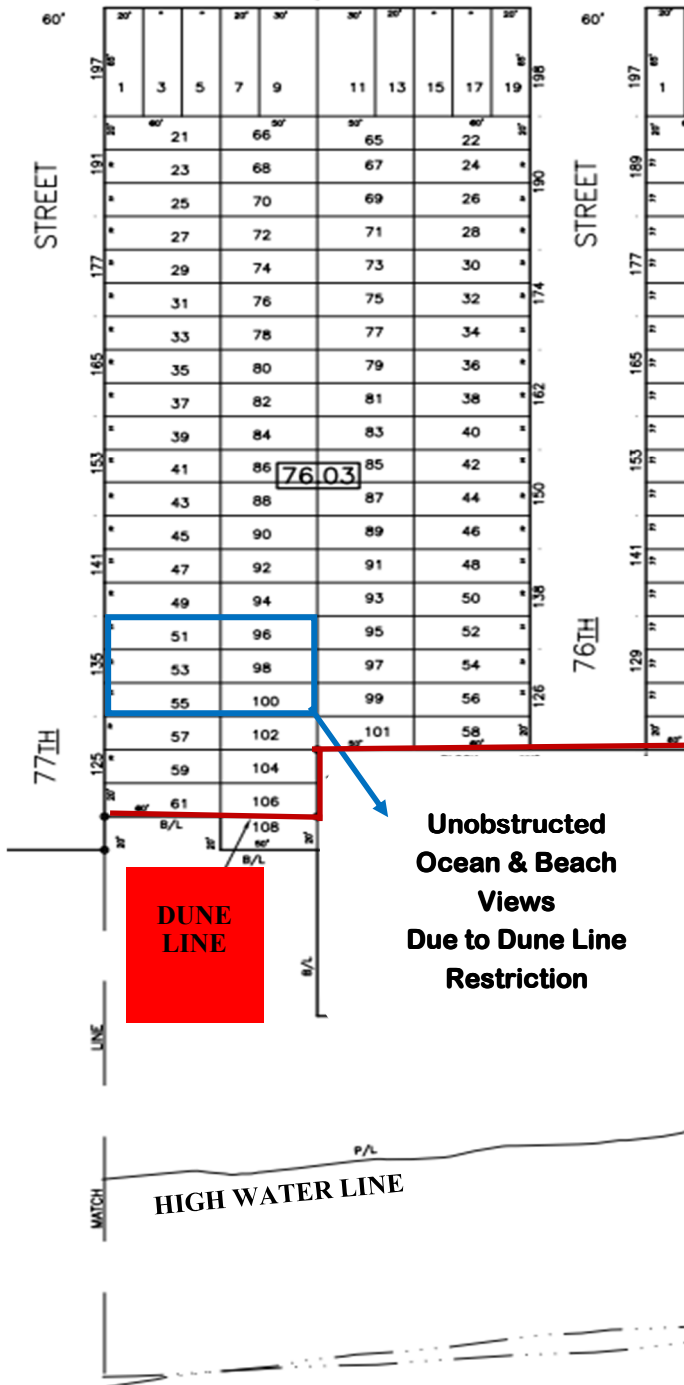
**Zoning:** Residential (R-1B)  
**Block:** 76.03  
**Lot:** 51,53,55,96,98,100  
**Land:** \$3,000,000  
**Building:** \$1,113,000  
**Total:** \$4,113,000  
**Taxes:** \$23,361.84  
**Tax Year:** 2022

FEATURES		ROOMS	1st Floor	2nd Floor	3rd Floor
Bedrooms: 6	Storm Windows: Ins. Glass	Foyer	X		
Baths: 5 Full + 1 Half	Whirlpool: MBR	Living		X	
A/C: Central, Multi-Zone	Outside Shower: Enclosed	Dining		X	
Heat: GHW/Multi-Zone	Heated Pool: 10' x 20'	Kitchen		X	
Hot Water: Gas	Furnished: X	Master Bedroom			1
Washer: X	(Less Personal Items)	Bedrooms	3	2	1
Dryer: X		Baths	2	2 1/2	
Dish Washer: X		Family/Den	X		
Disposal: X		Utility/Laundry	X		
Fireplace: Gas		Deck(s)	Front	Front & Rear	Rear
Wet Bar: MBR					
Cathedral Ceiling: Yes					
<b>OWNER: DVRE LLC</b>					

- **Beachblock, South End of Avalon**
- **Exterior Completely Renovated**
- **4,301 Square Feet**
- **Third Floor Master Bedroom Suite with Private Deck and Beautiful Ocean & Beach Views**
- **Can build a new 4,620 Square Foot home**
- **Can add front 3rd story addition with deck and capture spectacular views of Ocean, Beach & Dunes.**

# UNIQUELY SITUATED LOCATION

DUNE DRIVE



135 77th Street is located 2nd from the Beach in the South end of Avalon.

Home is uniquely situated closer to the Beach than the other homes located 2nd from the beach in the south end of Avalon because of the location of the Dune Line which results in fabulous views from the rear of the property which because of the Dune Line Restriction has remained unobstructed and will almost certainly remain unobstructed due to the ownership of all lands East of the Dune Line being owned by the Borough.

## AERIAL VIEWS OF HOME



2ND HOME FROM BEACH WITH SPECTACULAR  
VIEWS OF OCEAN, BEACH & DUNES

## Views of Beach, Ocean, and 77th Street Beach Path



Only Steps Away to A Beautiful Beach

**POTENTIAL VIEW FROM THIRD FLOOR FRONT ADDITION**



**CAN ADD FRONT 3RD STORY ADDITION  
WITH DECK  
AND CAPTURE SPECTACULAR VIEWS  
OF  
OCEAN, BEACH & DUNES**

## Entrance Foyer With Cathedral Ceiling



Attractive spiral stairwell enhances this 3 story, 4300 square foot home.

## FIRST FLOOR FAMILY ROOM



Spacious first floor family room with hardwood flooring, ceiling fan, recessed lighting, and access to front deck



Another view of the first floor family room with wet bar and access to front deck



First floor utility room with washer, dryer, sink, plenty of cabinets, and counterspace



First floor bathroom with tub, tile floor, and recessed lighting

Ceiling Fans & Recessed Lighting Throughout Home

FIRST FLOOR EAST BEDROOM WITH PRIVATE BATH



WALK-IN SHOWER AND TILE FLOORING



FIRST FLOOR SOUTH BEDROOM  
WITH WALL-TO-WALL CARPETING AND CEILING FAN



FIRST FLOOR NORTHWEST BEDROOM  
WITH WALL-TO-WALL CARPETING AND CEILING FAN

## BEAUTIFUL SPIRAL STAIRWELL



Third floor landing area to Master Bedroom Suite

Open Area Off Stairwell from 1st to 3rd Floors

Second Floor Spacious and Open Living Room  
With views of Dunes and Beach



Hardwood Flooring, Cathedral Ceiling, Ceiling Fan,  
Recessed Lighting

**Second Floor Kitchen Area  
With Tile Floor and Stainless Steel Appliances**



**Adjacent to Dining Area and Living Room  
With Views of the Ocean, Beach & Dunes**

Second Floor Dining Room  
off the Kitchen/Living Room with Hardwood Floors



Great Dune and Beach Views

Second Floor East Bedroom with Wall-to-Wall Carpeting, Ceiling Fan, and Access to Rear Deck with Great Views



Second Floor Bathroom with Walk-In Shower and Tile Flooring

Second Floor Northwest Bedroom With Access to Rear Deck with Great Views, Wall-to-Wall Carpeting and Ceiling Fan



Bathroom with Walk-in Shower & Tile Flooring

## Views from 2nd Floor Front Deck



Spacious Decks on 1st & 2nd Levels  
for  
Entertaining and Relaxation



## THIRD FLOOR MASTER BEDROOM SUITE



Spacious Master Suite with Gas Fireplace and  
Access to Private Fiberglass Rear Deck.  
Walk-in closet, wall-to-wall carpeting,  
ceiling fan, recessed lighting

Relax in the Master Suite and enjoy the Ocean and Beach views.  
Suite also offers a Wet Bar, Microwave, Refrigerator and plenty of Cabinets



TWO-ZONE HEATING & AIR CONDITIONING SYSTEMS

## MASTER BATHROOM



Glass Walk-In Shower, Vanity with 2 Bowls  
and Whirlpool Tub

Fabulous Views from 3rd Floor Rear Deck  
Off Master Bedroom Suite



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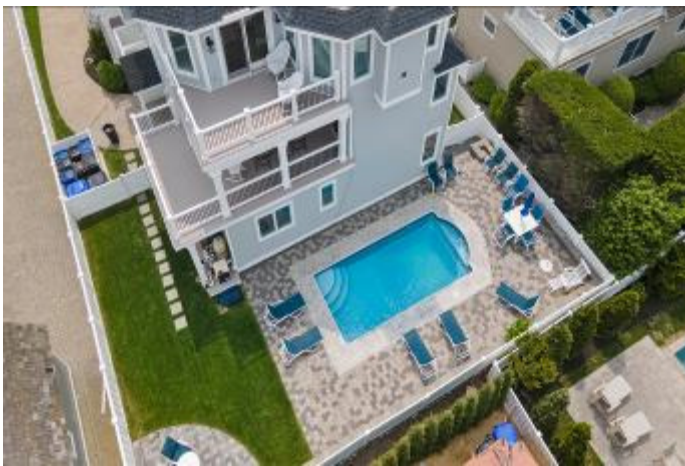
## EXTERIOR



Entrance to home with paver walkway



Nicely landscaped with grass yard



10' x 20' Heated In-Ground Swimming Pool



First Floor Front Deck

## NICELY LANDSCAPED