

**140 77th Street  
Avalon, NJ**

**3RD HOME FROM BEACH  
OCEAN, BEACH & DUNE VIEWS**



LIST PRICE: \$6,250,000  
LOT SIZE: 60' x 110'

Stories: 3  
Construction: Frame  
Siding: Shingle/Vinyl  
Roof: Asphalt Shingles  
Garage: 1 Car Detached

Zoning: Residential  
Block: 77.03  
Lot: 48, 50, 52, 91, 93, 95  
Land: \$2,600,000  
Building: \$ 963,100  
Total: \$3,563,100  
Taxes: \$20,238.41  
Tax Year: 2022

FEATURES		ROOMS	1st Floor	2nd Floor	3rd Floor
Bedrooms: 5	Storm Windows: Ins. Glass	Foyer	X		
Baths: 4 Full + 1 Half	Outside Shower: X	Living		X	
A/C: 3 Zone Central	Heated Pool: X	Dining		X	
Heat: 3 Zone NGFA	Furnished: Yes	Kitchen		X	
Hot Water: Gas	(Less Personal Items)	Master Bedroom			1
Washer: X		Bedrooms	3	1	
Dryer: X		Baths	2	1 1/2	1
Dish Washer: X		Family/Den	2	1	
Disposal: X		Utility/Laundry	1		
Fireplace: Gas		Deck(s)	X		
Wet Bar: Family Room					
OWNER: DVRE LLC					

- **Beachblock, South End of Avalon**
- **Many updates including interior repainted & floors refinished**
- **3,887 Square Feet**
- **First Floor open relaxation area off entrance foyer, family room with wet bar**
- **Second Floor spacious and open floor plan with large kitchen/dining area, breakfast nook, and access to family room and front deck**
- **Third Floor Master Bedroom Suite**
- **Can build a new 4,620 square foot home**
- **Can add front 3rd floor addition with deck and capture spectacular views of Ocean, Beach & Dunes.**

# AERIAL PHOTOS OF HOME



THIRD FROM BEACH!



SPECTACULAR VIEWS OF THE  
DUNES, BEACH, AND OCEAN



RELAXING WALK TO FUN & SUN  
THROUGH ATTRACTIVE BEACH PATH

**POTENTIAL VIEWS FROM  
THIRD FLOOR FRONT ADDITION**



**CAN ADD FRONT 3RD STORY ADDITION WITH DECK**

**AND CAPTURE SPECTACULAR VIEWS OF  
OCEAN, BEACH & DUNES**



FIRST FLOOR OPEN RELAXATION AREA  
OFF ENTRANCE FOYER WITH  
LIGHT HARDWOOD FLOORING



ANOTHER VIEW OF ROOM SHOWING ACCESS TO THE  
FRONT DOOR AND FIRST FLOOR FAMILY ROOM

VIEWS OF THE FIRST FLOOR FAMILY ROOM  
WITH WET BAR AND TILE FLOORING



THIRD HOME FROM BEACH—SOUTH AVALON



**FIRST FLOOR FRONT BEDROOM  
WITH WALL-TO-WALL CARPETING**



**FIRST FLOOR MIDDLE BEDROOM  
WITH WALL-TO-WALL CARPETING AND CEILING FAN**

FIRST FLOOR REAR BEDROOM  
WITH CEILING FAN, WALL-TO-WALL CARPETING



PRIVATE BATHROOM



## FIRST FLOOR LAUNDRY



## HALL BATHROOM

**SECOND FLOOR  
SPACIOUS OPEN FLOOR PLAN**



**OPEN DINING AREA WITH ACCESS TO  
FAMILY ROOM AND FRONT DECK**



**KITCHEN AREA WITH BREAKFAST NOOK  
AND LIGHT HARDWOOD FLOORING  
WITH ACCESS TO FAMILY ROOM & FRONT DECK**



**ANOTHER VIEW OF THE KITCHEN SHOWING  
CEILING FAN AND LARGE CABINET SPACE**

**SECOND FLOOR FAMILY ROOM WITH  
ACCESS TO FRONT DECK AND GREAT VIEWS**



**ANOTHER VIEW OF THE FAMILY ROOM  
WITH GAS FIREPLACE**



**SECOND FLOOR ATTRACTIVE BEDROOM WITH ACCESS TO PRIVATE DECK AND PRIVATE BATHROOM WITH TILE FLOORING AND WALK-IN GLASS SHOWER**



**PRIVATE LANDING FROM STAIRWELL WITH  
DOUBLE DOOR ENTRY TO MASTER BEDROOM SUITE**



**THIRD FLOOR MASTER BEDROOM SUITE WITH  
2 WALK-IN CLOSETS AND BEAUTIFUL OCEAN AND BEACH  
VIEWS FROM PRIVATE DECK**



**ACCESS TO PRIVATE BATHROOM  
FROM MASTER BEDROOM SUITE**



**GLASS ENCLOSED WALK-IN SHOWER  
AND TWO BOWL VANITY**

**EXTERIOR VIEWS OF THE ATTRACTIVE POOL AREA**



**ONE CAR GARAGE  
WITH SEVERAL OFF-STREET PARKING SPACES**