

#### LONG & FOSTER® REAL ESTATE, INC.

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#### 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

	FEATU	JRES
Bedrooms: Baths: A/C: Heat: Hot Water: Washer: Dryer: Dish Washer: Disposal:	5 4 Full + 1 Half 3 Zone Central 3 Zone NGFA Gas X X X	Sto Out Hea
Fireplace:	Gas	
Fireplace:		
wet Bar.	ramily Room	
	Baths: A/C: Heat: Hot Water: Washer: Dryer: Dish Washer: Disposal:	Baths: 4 Full + 1 Half A/C: 3 Zone Central Heat: 3 Zone NGFA Hot Water: Gas Washer: X Dryer: X Dish Washer: X Disposal: X Fireplace: Gas

Storm Windows: Outside Shower: Heated Pool:	Ins. Glass X X
Furnished: (Less P	Yes ersonal Items)

ROOMS	1st Floor	2nd Floor	3rd Floor
Foyer Living Dining Kitchen Master Bedroom Bedrooms Baths Family/Den Utility/Laundry Deck(s)	X 3 2 2 1 X	X X X 1 1 1/2 1	1

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 ADDTITION 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

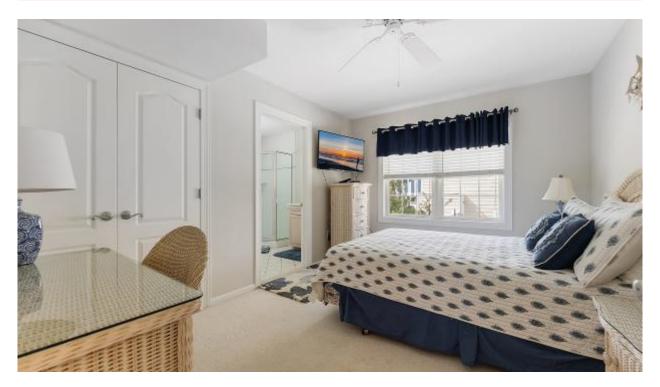
### FIRST FLOOR FRONT BEDROOM WITH WALL-TO-WALL CARPETING





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

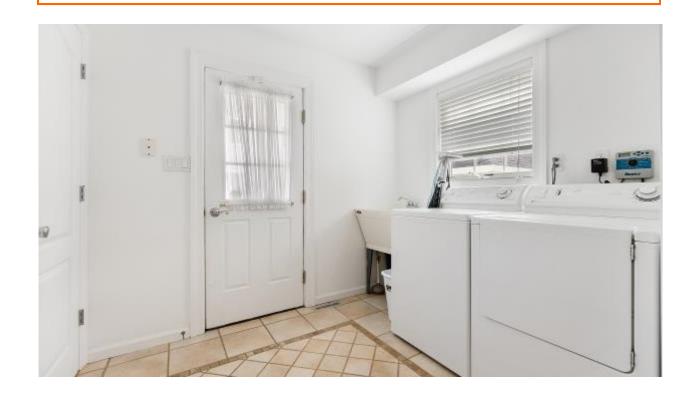
# FIRST FLOOR REAR BEDROOM WITH CEILING FAN, WALL-TO-WALL CARPETING





PRIVATE BATHROOM

### FIRST FLOOR LAUNDRY





HALL BATHROOM

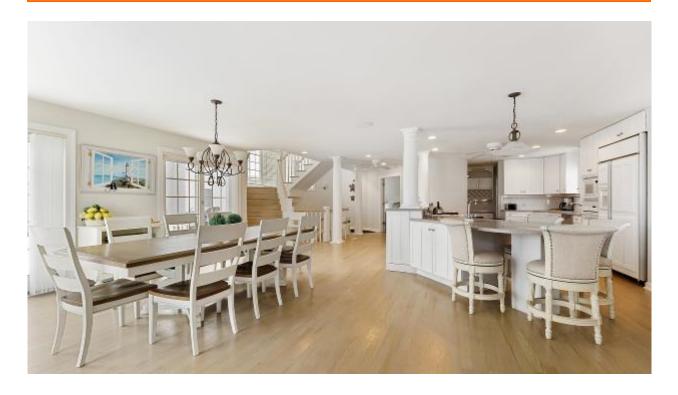
#### SECOND FLOOR SPACIOUS OPEN FLOOR PLAN





OPEN DINING AREA WITH ACCESS TO FAMILY ROOM AND FRONT DECK

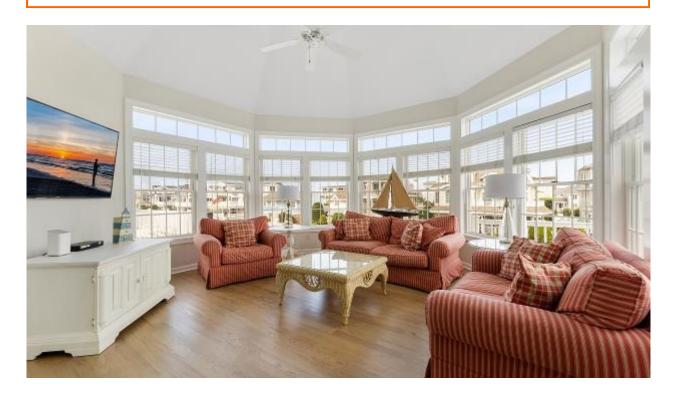
#### KITCHEN AREA WITH BREAKFAST NOOK AND LIGHT HARDWOOD FLOORING WITH ACCESS TO FAMILY ROOM & FRONT DECK





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

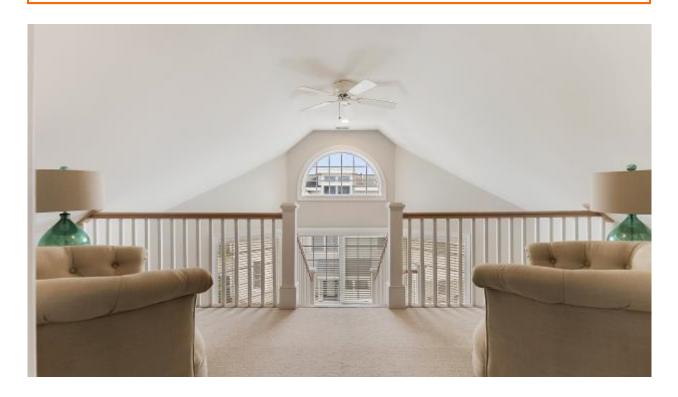
# SECOND FLOOR ATTRACTIVE BEDROOM WITH ACCESS TO PRIVATE DECK AND PRIVATE BATHROOM WITH TILE FLOORING AND WALK-IN GLASS SHOWER







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

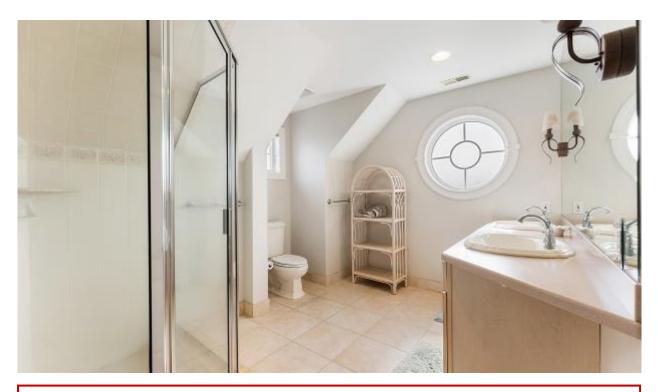




THIRD FLOOR MASTER BEDROOM SUITE WITH 2 WALK-IN CLOSETS AND BEAUTIFUL OCEAN AND BEACH VIEWS FROM PRIVATE DECK

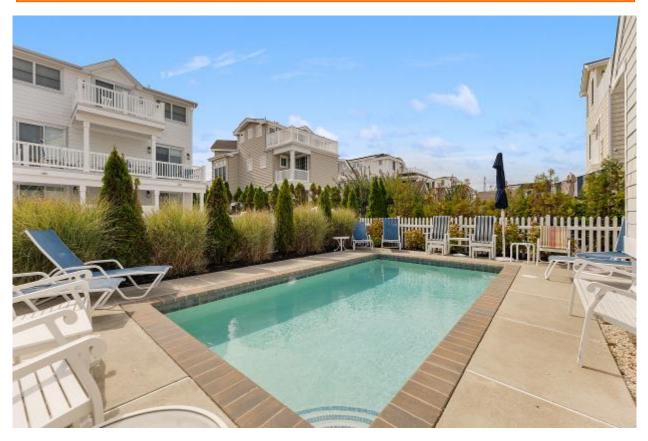
### ACCESS TO PRIVATE BATHROOM FROM MASTER BEDROOM SUITE





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