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CHRISTIE'S
INTERNATIONAL REAL ESTATE

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



LIST PRICE: \$4,895,000
LOT SIZE: 60' x 110'
AGE: 2000

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: \$1,019,400
Total: \$4,019,400
Taxes: \$22,106.70
Tax Year: 2016

FEATURES			ROOMS	1st Floor	2nd Floor	3rd Floor
Bedrooms:	6	Storm Windows:	Ins. Glass			
Baths:	5 1/2	Storm Doors:		X	X	
A/C:	Central., Multi-Zone	Attic:			X	
Heat:	GHW/Multi-Zone	Whirlpool:	MBR		X	
Hot Water:	Gas	Storage Shed:				1
Washer:	X	Outside Shower:	Enclosed		2	1
Dryer:	X	Swimming Pool:	X		2 1/2	
Dish Washer:	X	Dock:				
Disposal:	X	Boat Slip:				
Fireplace:	Gas	Other:				
Wet Bar:	MBR	Furnished:	X			
Cathedral Ceiling:	Yes	(Less Personal Items)				
			Foyer	X		
			Living		X	
			Dining		X	
			Kitchen		X	
			Master Bedroom			1
			Bedrooms	3	2	1
			Baths	2	2 1/2	
			Family/Den	X		
			Utility/Laundry	X		
			Deck(s)	Front	Front & Rear	Rear

OWNER: Robert Nils Herdelin

Description: Located 2nd from the Beach in the South End of Avalon, this magnificent 6 bedroom, 5 1/2 bath, 4,300 sq. ft. 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. Other features include: Third floor Master Bedroom Suite with walk-in closet, private bathroom, private deck with beautiful Ocean & Beach views, gas fireplace, microwave, refrigerator and much more. Four-zone heat and air conditioning, ceiling fans with lighting and recessed lighting throughout home, tile floors in foyer and all bathrooms, wall-to-wall carpeting in bedrooms and family room, cathedral ceilings in foyer, living room, dining room and kitchen, beautiful 3 story spiral stairwell, wood flooring in living room and 2nd floor hallway. Pavers to front entrance & driveway. Pool to be installed in 2017.

Photographs and Information subject to errors, changes, omissions, or withdrawal without further notice.

Worldwide Connections



Views of The Beach Path On 77th Street



Only Steps Away to A Beautiful Beach

Views from 2nd Floor Front Deck



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

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



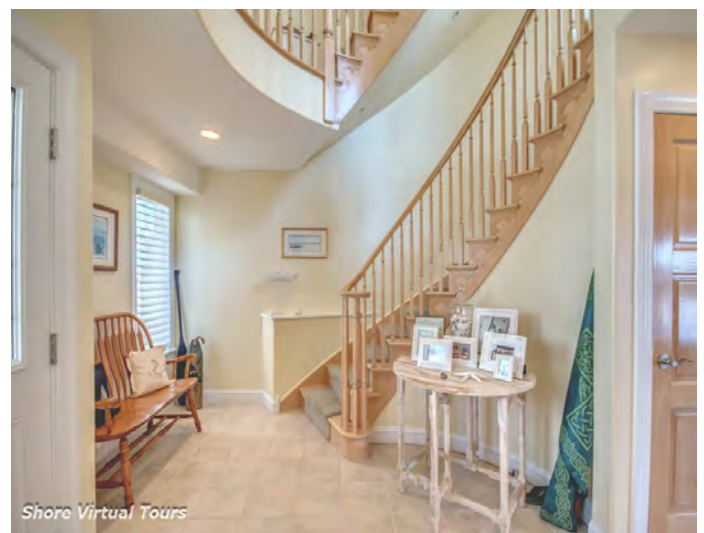
Uniquely situated closer to the Beach
than the other homes located 2nd from the Beach
in the South end of Avalon

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



Hardwood Flooring, Cathedral Ceiling, Ceiling Fan,
Recessed Lighting

Entrance Foyer With Cathedral Ceiling



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

FIRST FLOOR FAMILY ROOM



Spacious first floor family room with wall-to-wall carpeting, 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 BEDROOMS & BATHROOM



First Floor East Bedroom
With Private Bath
Wall-to-wall Carpeting & Ceiling Fan



Private Bathroom for First Floor East Bedroom with 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

All bedrooms are attractively decorated
wall-to-wall carpeting and ceiling fan

BEAUTIFUL SPIRAL STAIRWELL



Second floor landing area
With Hardwood Floors and
Cathedral Ceiling



Third floor landing area
To Master Bedroom Suite

Open Area Off Stairwell from 1st to 3rd Floors

Second Floor Kitchen Area With Tile Floor and Stainless Steel Appliances



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
And Bathroom with Walk-in Shower & Tile Flooring



Second Floor Hallway Powder Room

THIRD FLOOR SPACIOUS 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

Four Heating & Air Conditioning Systems

MASTER BATHROOM



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

EXTERIOR



Entrance to home with paver walkway



Nicely landscaped with grass yard



View from Second Floor Deck



First Floor Front Deck

NICELY LANDSCAPED

UNIQUELY SITUATED LOCATION



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

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Note:

In-Ground Heated Swimming Pool To be Installed in 2017