

## Brought to you by Dan Bowersock, GRI, Broker-Salesperson

261 44th Street

Avalon

\$2,544,000



### PROPERTY INFORMATION

Status	UNDER CONTRACT	Lavs	1
Address	261 44th Street	Frontage	
Bedrooms	6	House Color	
Full Baths	5	Near	
Lavs	1	Class	RESIDENTIAL
Lot Size	50x110		AL
Approx Year Built			



### Remarks

This tastefully modern Avalon beach home masterfully exudes impeccable attention to detail along with an abundance of luxury amenities you would be hard-pressed to find in any other home on the market today. This 6 bedroom, 5 and one half bath new construction is the pinnacle of luxury and style. Rising three gracious stories above the Northside of 44th Street you are also conveniently located within a short distance to Avalon's immaculate beaches and Avalon central business district. If curb appeal is a top priority this home spares no expense with a tastefully bold yet simplistic modern architectural design. When you arrive you will notice large front decks with mahogany ceilings brick-clad foundation and beautiful off-white cedar shake impressions. The stunning contrast between the facade and the black-framed doors and windows give a bold sense of design and elegance with just the right amount of ornamentation among your facade. You enter to a very well lit foyer with elevator access hardwood floors throughout and exceptional wainscoting. Perpendicular to your foyer you have a long corridor



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