

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

284 7th Street

Avalon

\$2,895,000



### PROPERTY INFORMATION

Status	UNDER CONTRACT	Lavs	1
Address	284 7th Street	Frontage House	68
Bedrooms	7	Color	
Full Baths	6	Near	Rec Field, Tennis Ct, AYC
Lavs	1	Class	RESIDENTIAL
Lot Size	68.5 x 110		
Approx Year Built	2020		



#### Remarks

The preferred quiet north end of Avalon now has a quality custom built Tom Welsh beach-classic home with clean lines and expanded living spaces. The oversized 68.5' x 110' lot will allow not only for a hard-to-find 7 bedroom, 6 1/2 bath home but it will easily accommodate the full size detached garage plus a lovely landscaped fenced-in rear yard and an oversized 14x24 heated in-ground swimming pool with cabana... perfect for entertaining your family and friends. A storage area will provide plenty of room for your kayaks, surf boards, bikes, paddle boards and beach toys. The long list of amenities include maintenance-free Decks on every level, Elevator access from ground level to each floor, Hardwood Flooring throughout the home including all 7 bedrooms, Anderson Windows, Underground Utilities, Irrigation System and much more. Great Investment opportunity for your portfolio. A conservative estimate for gross rental income for this home is \$150,000+. Call for a list of specs. Perfectly located with just a short stroll to the beach, Avalon Recreation Field, Playground, Tennis Courts and Avalon Yacht Club. Furnished



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