

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

295 48th Street

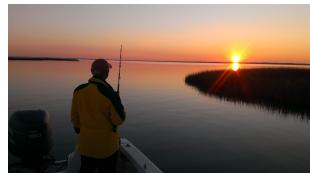
Avalon

\$1,695,000



PROPERTY INFORMATION

Status	UNDER CONTRACT	Lavs 0
Address	295 48th Street	Frontage
Bedrooms	2	House Color
Full Baths	1	Near
Lavs	0	Class
Lot Size	100 x 110	RESIDENTIAL
Approx Year Built		



Remarks

This Single family summer home can be used while you wait to build your dream home/compound, previously rented for the season for \$16,000. This unique 100x110 lot size will provide for an oversized foot print for new a home/compound easily allowing for 7000+ square foot of new home plus decks, pool and outbuildings. The maximum footprint of the new construction would be 2790, less if you were to add any outbuildings. Generous entertaining spaces inside and out allow for unique features otherwise not found in Avalon. The dune entrance to the beach is a short walk away leading you to amazing spacious beaches. The potential for wonderful Bay views will be captured from the new home built on this special spot, as you see the boats go by and the tranquil peaceful bay and nature. This location is 9th from the beach in the very prestigious high dunes area there is a beach path on 48th Street with an idyllic walk through the ecologically protected dunes to a spacious, pristine and very quiet beach. Park your boat on the property and a public boat ramp is 5 blocks away for back water fishing, boating



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