

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

65 S Pelican Drive

Avalon

\$3,950,000



#### PROPERTY INFORMATION

Status	UNDER CONTRACT	Lavs	0
Address	65 S Pelican Drive	Frontage	90
Bedrooms	4	House Color	
Full Baths	2	Near	Bay
Lavs	0	Class	RESIDENTIAL
Lot Size	69' x 155'		AL
Approx Year Built	1973		



#### Remarks

This extraordinary Avalon Fingers bayfront site is uniquely positioned at the base of Tarpon Lagoon and features both expansive southerly and easterly views and quick access to fast water. Tarpon Lagoon is so special in part because of how wide and long the water view is behind the home, particularly when compared to other Fingers locations that have a more marsh-centric view. Whether you are watching the sun rise over the calm water in the lagoon or enjoying the fireworks on a Friday night, this is truly an idyllic setting. Additionally, the Lagoon is largely shielded from bad currents, creating the perfect environment for children to safely swim. The home was constructed in 1973 and has been lovingly maintained and updated, including recent improvements to the appliances, air conditioning, a tankless hot water heater, and a vinyl bulkhead. The spacious home offers three first floor bedrooms and a family room, which walks out to the covered and screened in rear porch. The ramp and float, which is flanked by two boat slips, have been upgraded to maintenance free trex decking. Back inside, the second



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