

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

220 40th Street

Avalon

\$1,795,000



### PROPERTY INFORMATION

Status	ACTIVE	Lavs	0
Address	220 40th Street	Frontage	50
Bedrooms	5	House Color	Tan
Full Baths	4	Near	Beach
Lavs	0	Class	RESIDENTIAL
Lot Size	50 x 110		AL
Approx Year Built	2002		



### Remarks

**LOCATION, LOCATION, LOCATION!** This three-story Upside Down Style home is only a short walk to some of the largest, uncrowded beaches on the Island! You'll also appreciate being just a short walk or bike ride away from Avalon's popular Business District, the boardwalk at 32nd Street, and Avalon's new Surfside Park at 30th & the beach, which features restrooms, a playground and adjacent food, ice cream and arcade! Additional Public Recreational facilities are located at the Avalon Elementary School between 30th and 32nd Street, where you'll find a track, exercise stations, a basketball court and Avalon's Award Winning Public Library! In addition, the property is located across the street from the tennis & bocce courts and half a block away from a basketball court. With no homes built on the opposite side of the street, the "open" space lends an uncongested feel to the street. You can also enjoy mesmerizing sunsets, fishing & crabbing at the Public dock located around the corner at 37th Street and the bay, or enjoy a leisurely walk thru the nature path in the high dunes or stroll to the 40th Street beach! The Floor



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