

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

1169 Avalon Avenue

Avalon

\$2,850,000



### PROPERTY INFORMATION

Status	ACTIVE	Lavs	0
Address	1169 Avalon Avenue	Frontage	50
Bedrooms	5	House Color	Gray
Full Baths	3	Near	Beach
Lavs	0	Class	RESIDENTIAL
Lot Size	50'x110'		AL
Approx Year Built			



**Remarks** Beach Block property with multiple options. Buy the property and get the house and dream for free! This 3 story home can be lived in as is, renovated or demolished and start over with a home of your dreams. The home has 5 large bedrooms 3 baths and a large great room with views of the ocean. The master bedroom has a large ensuite bathroom and has a private deck with views to the inlet. There is an oversized pool with 5' set back which allows for a larger pool and better living space around the pool. A new home in this location can be 3,800 SF on this 50x110 Lot. A new home would be about 4' higher than the current home to allow for better views of the water from the decks. We are working on obtaining plans for a similarly designed home as an example. The rental income runs over \$120,000 per year. The last week of August is available for Owner use. The property is rented starting Memorial Day Weekend and will only be available for showings during the turnover. Available for showings immediately!



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