

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

74 E 13th Street

Avalon

\$3,295,000



#### PROPERTY INFORMATION

Status	ACTIVE	Lavs	0
Address	74 E 13th Street	Frontage	
Bedrooms	6	House Color	
Full Baths	4	Near	Beachblock
Lavs	0	Class	RESIDENTIAL
Lot Size	50' x 110'		AL
Approx Year Built	1996		



#### Remarks

This extensively renovated, expansive home sits **THIRD BACK** on one of the nicest beachblocks in Avalon. Underground utilities, beautiful homes, and a lack of rental properties are just a few reasons why this street is always in high demand. The property was expertly renovated by Brandywine Developers in 2016. The quality is evident immediately upon entering the front door, as a beautiful trim package lines the first floor and runs up the stair to the main entertaining space. The first level is comprised of three large bedrooms, two full bathrooms, a laundry room (with a full sized refrigerator) and a fourth bedroom that is currently set up as a first floor family room. The family room has slider access to a rear, covered deck, which walks down to the southern exposed rear yard with an oversized pool constructed in accordance with the old pool setbacks of 6' from the side and rear yards (setbacks are required to be 9' today). The second floor entertaining space is uniquely awesome. Huge front and rear decks offer a plethora of seating options, all with wide spanning views of the ocean. A screened in, exterior



**Daniel R. Bowersock**  
**FERGUSON-DECHERT, INC**  
**Main: 609-967-4200**  
**Cell: 609-602-0912**  
**2789 Dune Drive**  
**Avalon NJ 08202**  
**Dan@AvalonProperties.com**  
**www.AvalonProperties.com**

