

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

279 54th Street

Avalon

\$1,999,900



### PROPERTY INFORMATION

Status	ACTIVE	Lavs	0
Address	279 54th Street	Frontage	
Bedrooms	3	House Color	light grey
Full Baths	2	Near	
Lavs	0	Class	RESIDENTIAL
Lot Size	60 x 110		AL
Approx Year Built	1977		



**Remarks** **Beautifully maintained ranch style home situated on a 60 x 110 lot, with 3 bedrooms, 2 full baths. Situated on a quiet street, only 3 short blocks to the beach and steps to the bay with close proximity to both Avalon and Stone Harbor business districts for shopping, dining and entertainment. On the rental market for the past 5 years with repeat tenants and increasing rent annually. \$50K rent revenue on the books for 2021 season thus far, makes this a great investment property. Spend quiet evenings watching the sunsets, early morning sunrises or enjoy the beautiful unobstructed view of the bay anytime of the day from the wrap around deck. Made of a composite material this awning covered deck requires very little maintenance and offers ample room for the entire group. Owners have made the following improvements: New roof on home in 2019, new AC unit and HVAC system in 2016, New vanity, medicine cabinet and toilet in 2021, New Refrigerator, Microwave, washer and dryer in 2016, Shed rebuilt in 2021, etc. Across Ocean Drive is the Bay Park marina that offers a public dock and a boat ramp. If you**



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