

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

226 45th street

Avalon

\$2,245,000



### PROPERTY INFORMATION

Status	ACTIVE	Lavs	0
Address	226 45th street	Frontage	50
Bedrooms	5	House Color	Tan
Full Baths	5	Near	Beach
Lavs	0	Class	RESIDENTIAL
Lot Size	50 X 110		AL
Approx Year Built	2006		



**Remarks** The perfect location with a beautiful beach complements this Tom Welsh, 2006 (larger than most with 3165 square feet) 3 story home with custom kitchen, stainless steel appliances including Fisher Paykel dishwasher drawers, granite counters, hardwood flooring and a relaxing gas fireplace, master suite with spacious walk in closet and bath including a private deck. 5 bedrooms with 5 baths plus bonus family room could be your 6th bedroom if needed. Plenty of room for a spacious pool with all day sun from Southern exposure. Well-manicured lawn and colorful landscaping accents the curb appeal of this beautiful street with mostly all newer construction make this residential neighborhood such an attraction. 2 zones of gas heat and central air, inground irrigation system a total of 3 outside decks to enjoy plus a built in garage for your beach toys, bicycles, car or electric vehicle.

Addendum



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