

31 Heron Drive

Avalon

\$4,200,000



**PROPERTY INFORMATION**

|                   |                |             |             |
|-------------------|----------------|-------------|-------------|
| Status            | UNDER CONTRACT | Lavs        | 0           |
| Address           | 31 Heron Drive | Frontage    |             |
| Bedrooms          | 4              | House Color |             |
| Full Baths        | 3              | Near        |             |
| Lavs              | 0              | Class       | RESIDENTIAL |
| Lot Size          | 68 x 155       |             |             |
| Approx Year Built | 1977           |             |             |



**Remarks**

**If you're looking for a great place to enjoy the next summer season or two before building your bay front dream house, don't miss this one! Located on the west side of Tarpon Lagoon with immediate access to Long Reach, this comfortable upside-down home features hardwood throughout and offers a first floor with three ample bedrooms and two full baths as well as a family room with adjacent wet bar and generous views of the water and salt meadows. The rear sundeck overlooks a beautiful grass yard and provides access to a screened-in porch for inclement weather days. The second floor featured a generous living area with a beautiful masonry fireplace and access to a spacious wrap-around deck where the view proliferates, a dining area adjoining a galley kitchen with wood cabinetry and a cozy master suite with direct deck access. The property is fenced along the bulkhead, features beautiful natural landscaping complemented by a full irrigation system and provides off-street parking for at least two cars plus a detached garage for parking or storage. Marine facilities include a newer bulkhead, two**



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