

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

31 Heron Drive

Avalon

\$4,200,000



### PROPERTY INFORMATION

Status	UNDER CONTRACT	Lavs 0
Address	31 Heron Drive	Frontage House Color
Bedrooms	4	Near
Full Baths	3	Class
Lavs	0	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



**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**

