

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

26 E 12th Street

Avalon

\$2,349,000



PROPERTY INFORMATION

Status	ACTIVE	Lavs	0
Address	26 E 12th Street	Frontage	50
Bedrooms	5	House Color	
Full Baths	3	Near	Beach
Lavs	0	Class	RESIDENTIAL
Lot Size	50' x 110'		AL
Approx Year Built	1980		
Asking Price	\$2,349,000		
Sold Price			
Closing Date			
Contract Date			



Remarks

This sprawling, 2 story home is situated on one of the best beach blocks in the North end of Avalon. Underground utilities, many new homes – most of which are end users, and great town proximity make this location highly sought after. The five bedroom and three bathroom home offers a large, first floor family room and a giant second floor entertaining space. The living room is centered around a brick fireplace and offers tons of natural light. The second floor, street side deck offers beautiful ocean views and plenty of space for multiple seating areas. The master bedroom is expansive, offering multiple walk in closets, a huge en-suite bathroom, and great deck overlooking the rear yard. If you are looking for an investment property, this home currently has approximately \$72,000 of rental income booked with 7/13 and 8/10 weeks getting opened up late, bring the potential total up to \$86,000. If you were to add a pool in the rear yard, the home could easily generate \$110,000 of rental income. If you are looking for a great spot to build a home, this property is situated 7th from the beach on a great block.



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

