

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

10 E 13th Street

Avalon

\$1,900,000



### PROPERTY INFORMATION

|                   |                  |             |             |
|-------------------|------------------|-------------|-------------|
| Status            | UNDER CONTRACT   | Lavs        | 0           |
| Address           | 10 E 13th Street | Frontage    |             |
| Bedrooms          | 4                | House Color |             |
| Full Baths        | 3                | Near        | Beach       |
| Lavs              | 0                | Class       | RESIDENTIAL |
| Lot Size          | 60 x 110         |             | AL          |
| Approx Year Built | 1977             |             |             |
| Asking Price      | \$1,900,000      |             |             |
| Sold Price        |                  |             |             |
| Closing Date      | 6/10/2019        |             |             |
| Contract Date     | 5/2/2019         |             |             |



### Remarks

**Set sail for 10 E. 13th Street!** This BEACHBLOCK property on an oversized lot was lovingly built and enjoyed throughout the years by 1 family - creating wonderful seashore memories for generations. Now it's your turn to create your castle by the sea in Avalon's serene north end, on a lovely street with underground utilities, just a short stroll to the beach. Whether in this well-loved home, or in a brand-new build on this 60 x 110 lot, this is the perfect spot to drop your anchor. The current home contains very spacious rooms throughout, great closet space, 1 car garage with workshop area and attic storage, driveway parking for several cars, and 2 zoned heat and central air. Recent improvements include new C/A units in 2017 and 2018, new roof in 2011, 2nd floor deck in 2016, and vinyl fencing in 2017. The first floor offers a huge living room with fireplace, kitchen with plenty of cabinet storage, a reading room, dining room, plus a bedroom and bath. Both the living room and dining room open to the large covered deck and fenced in grass yard. On the 2nd floor you will find the master bedroom and bath, and 2



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