

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

7688 Sunset Drive

Avalon

\$3,695,000



PROPERTY INFORMATION

Status	UNDER CONTRACT	Lavs 0
Address	7688 Sunset Drive	Frontage
Bedrooms	4	House Color
Full Baths	2	Near
Lavs	0	Class
Lot Size	73' x 130'	RESIDENTIAL
Approx Year Built	1968	AL



Remarks 7688 Sunset Drive is truly a lifetime location with a lifetime view. Located on a secluded street in the South end of Avalon, this oversized bay front property measures 73' x 130' and offers some of the most extraordinary sunset and bay views available on 7 Mile Island. The sightlines of the bay are unobstructed to the North, West and South and the view is primarily open water – not a view of marsh or other houses like you find with most of the island's bayfront properties. Looking towards the ocean, the lot perfectly aligns with 77th Street, creating a scenario where multiple stories of the home can have ocean views. A massive, 373 square foot fixed pier extends your rear yard over the vinyl bulkhead and the bay. Two boat slips and a floating dock allow for easy swimming, boating, and all water sports activities. This expansive, almost 10,000 square foot lot allows for a new 6,600+ square foot home while offering a grade level that functions as a fourth story. This space could easily double as a cabana to entertain by your bayside pool and still offer plenty of storage for all of your bay and beach toys. The existing structure offers



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