

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

254 117th Street

Stone Harbor

\$2,499,000



PROPERTY INFORMATION

Status	ACTIVE	Lavs	2
Address	254 117th Street	Frontage	
Bedrooms	4	House Color	
Full Baths	3	Near	
Lavs	2	Class	RESIDENTIAL
Lot Size	50 x 110		AL
Approx Year Built	2004		



Remarks Beautiful south end home with bay views and just a short walk to the beach. This home was built in 2004 and offers four bedrooms, three full baths, and two powder rooms. There is no shortage of outdoor space with four decks, two of which are covered. One of the most unique aspects of this property is the tremendous privacy afforded backing up to the bird sanctuary and neighboring a small park. Used as a rental property this home generated over \$72,000 in 2020 rental income, with the potential for much more should a new owner maximize the number of rental weeks available.

Addendum Square footage is deemed reliable but not guaranteed. Property is tenant occupied and showings can only occur on Saturdays if there is a rental changeover. Please contact Ryan Manney to schedule a showing.



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