

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

304 76th Street

Avalon

\$3,140,000



PROPERTY INFORMATION

| | | | |
|-------------------|-----------------|-------------|-------------|
| Status | ACTIVE | Lavs | 2 |
| Address | 304 76th Street | Frontage | 60 |
| Bedrooms | 6 | House Color | |
| Full Baths | 5 | Near | |
| Lavs | 2 | Class | RESIDENTIAL |
| Lot Size | 60x110 | | AL |
| Approx Year Built | 2015 | | |



Remarks **Beautifully maintained, 4 years young, spacious contemporary home located close to the beach and the bay in Avalon's south end. Featuring 3 levels of over 4000 square feet of living space, and a full stand up-crawl space providing storage for all of your recreational equipment and ground floor 4 stop elevator. The first floor features a welcoming foyer, 2 bedrooms, with a covered deck, walk in closets, a jack and jill bath with private sink/toilet for each room and a shared shower room. Just off the hallway is a powder room and a laundry room with side door access to outside rear yard. The family room expands the entire width of the home and includes a generous living area, gas fireplace, built in wet bar with full size refrigerator, bar sink, microwave, dishwasher, ice-maker and wine cooler, pub table, and two sliding glass doors that lead you out to a covered deck and custom in-ground pool, complete with sun shelf, waterfall feature, hot tub/sauna, and plenty of space for sunbathing and outdoor entertaining. The second floor contains a modern gourmet kitchen, complete with Viking stainless appliances,**



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