

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

7704 Ocean Drive

Avalon

\$1,299,000



### PROPERTY INFORMATION

Status	UNDER CONTRACT	Lavs 0
Address	7704 Ocean Drive	Frontage
Bedrooms	4	House Color
Full Baths	2	Near
Lavs	0	Class
Lot Size	60' x 110'	RESIDENTIAL
Approx Year Built	1960	AL



**Remarks** Clean ranch style home on a 60' x 110' corner lot just two blocks to the beach and one block to the bay. The home has three bedrooms, two baths (one en-suite), living room, eat in kitchen, and a comfortable den with fireplace. The home has gas FHA heat, central air, newer roof and vinyl siding. The rear yard is very private offering a large concrete patio ideal for outdoor dining and entertaining. There is a large, two car attached garage should you wish to store an extra car or street legal golf cart. Enjoy an easy walk to the beach, dining, drinks, 4th of July fireworks, tennis, basketball, playground, pickle ball and ball field. The home enjoys an outstanding rental income of \$29,000 in 2018. Home sold furnished with minor exclusions.

Addendum



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