

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

26 E 12th Street

Avalon

\$2,279,000



PROPERTY INFORMATION

Status	UNDER CONTRACT	Lavs	0
Address	26 E 12th Street	Frontage	50
Bedrooms	5	House Color	Beach
Full Baths	3	Near Class	RESIDENTIAL
Lavs	0		
Lot Size	50' x 110'		
Approx Year Built	1980		



Remarks

NEW POOL AND HARDSCAPE BEING ADDED, READY FOR THE SUMMER OF 2020. This sprawling, 2 story home is situated on one of the best beach blocks in the North end of Avalon. Underground utilities, many new homes – most of which are end users, and great town proximity make this location highly sought after. The five bedroom and three bathroom home offers a large, first floor family room and a giant second floor entertaining space. The living room is centered around a brick fireplace and offers tons of natural light. The second floor, street side deck offers beautiful ocean views and plenty of space for multiple seating areas. The master bedroom is expansive, offering multiple walk in closets, a huge en-suite bathroom, and great deck overlooking the rear yard. If you are looking for an investment property, this home has generated between \$80k and \$85k per year in rental income. With the pool now being added, the home should easily generate \$110,000 of rental income. If you are looking for a great spot to build a home, this property is situated 7th from the beach on a great block. There is tremendous



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