

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

251 45th Street

Avalon

\$2,025,000



PROPERTY INFORMATION

Status	UNDER CONTRACT	Lavs	0
Address	251 45th Street	Frontage	50
Bedrooms	5	House Color	Tan
Full Baths	5	Near	Beach
Lavs	0	Class	RESIDENTIAL
Lot Size	50 x 110		
Approx Year Built	2004		



Remarks Attractive 3 story home featuring a sensational rear yard with heated pool and spa! Quality constructed, 5 bedroom, 5 bath home boasting multiple living areas and situated only a short distance to the beach path located 1 block away! The sensational 15 x 27 heated pool with elevated spa and sun shelf for the little ones is just ONE of the many gathering areas this home has to offer! Being sold furnished for immediate use, this home has never been a rental and has been lovingly cared for by the original owner. Three spacious decks, multiple bedroom suites (one every level), storage shed, fenced landscaped yard, cathedral ceiling, new exterior lighting at pool and on the entire home, new surround sound system and components.

Addendum Minor list of exclusions (kitchen items, contents of closets and garage). Easy to show, call for details!



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