

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

65 S Pelican Drive

Avalon

\$3,950,000



### PROPERTY INFORMATION

Status	ACTIVE	Lavs	0
Address	65 S Pelican Drive	Frontage	92
Bedrooms	4	House Color	Gray
Full Baths	2	Near	Bayfront
Lavs	0	Class	RESIDENTIAL
Lot Size	10,694		
Approx Year Built	1973		



Remarks **Avalon's finest bayfront location; Pelican Drive, the Avalon Gold Coast. Over sized parcel with 10,694 s.f. Home currently has 4 bedrooms, 2 baths, family room and screened in porch. Home has updated kitchen, gas heating and AC, plumbing (tankless hot water heater), furnishings, bulkhead, dock (2 boat slips) and landscaping. The lot would allow for a large 3 story home, similar to the next door neighbor. The views are spectacular and the protected cove is free of usual boat traffic allowing for boating, swimming, kayaking, paddle boarding and all of your bayfront activities. Great home and location to renovate or use while planning for the future.**  
**THE FINEST AVALON BAYFRONT SETTING AVAILABLE. COME SEE FOR YOURSELF!**

Addendum



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