

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

85 E 22nd Street

Avalon

\$4,095,000



PROPERTY INFORMATION

Status	ACTIVE	Lavs	0
Address	85 E 22nd Street	Frontage	55
Bedrooms	4	House Color	Gray
Full Baths	3	Near	Town
Lavs	0	Class	RESIDENTIAL
Lot Size	55 x 110+		AL
Approx Year Built	1964		



Remarks

BEACH FRONT!! Treat yourself and your family to a mesmerizing sunrise to begin the day, refreshing breezes & panoramic views up & down the coastline! This **OVERSIZED** 55x110+ "flag lot" is tucked-in off the street, which enhances the privacy! This well-cared for home is owner occupied, sold furnished and **READY FOR YOUR IMMEDIATE ENJOYMENT!** The Upside Down-style Floor Plan features 4 bedrooms + a large Family Room (or 5th bedroom), 3 bathrooms and a Laundry Room. Additional attractive features include: tons of off-street parking (the property includes ownership of the driveway) and a wide open & inviting Great Room accented by a soaring cathedral ceiling, hardwood flooring, a wood burning fire place and a modern kitchen with quartz counters & stainless steel appliances! You'll also have bragging rights to one of the largest decks on the Island, an enormous 20' x 36' composite deck overlooking the ocean! Tame the elements with 2 zone gas heat & a/c, relax in the hot tub and enjoy! All of this just a short stroll from town! Looking to ultimately have a custom new home? Then check-out



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