

319900 4br (26502 USD)



Location **Connecticut**
<https://www.genclassifieds.com/x-628929-z>

Truly hate that I have to sell our family beach house; but we are moving to Europe (look up the tax laws in Italy and you'll understand) and cannot keep this amazing home. Our 2650 sq. ft., 4 bedroom, 3 full bath house has been completely remodeled inside (hard wood floors, tile bathrooms, etc.) and has a brand new pool outside.

Whether you're looking for a place to live or an investment opportunity, you cannot go wrong with this property. The house is walking distance to the beach (3 1/2 blocks) and shops and on a nice, quiet street in the heart of Cherry Grove. For the past few years we have used the property for weekend getaways during the off season, while renting it during the Summer months. During the rental season, we are always booked full at \$2000 - \$1600 per week! We are selling the house completely furnished, which includes 8 beds, 4 flat screen tvs, nice Ethan Allen and Pottery Barn furniture, etc. All you have to do is purchase the house, change ownership and let the rental income roll in. It's been great having someone else pay for our beach house.

Even if you're not looking for a great rental property - we have listed the house well under market value. We recently had the house appraised and the valuation is significantly higher than the sales price. In fact, the house directly behind us is the exact same square footage and priced \$170,000 ABOVE our asking price.

Average price per square foot for houses sold (comps) within the area is \$207.18; this property is priced at \$120.72 per square foot! No other beach house is priced lower - including foreclosures and ones which are in need of work.

But you will need to better value than Myrtle Beach - a truly beautiful beach house with steady rental income and a pool which provides a substantial amount of equity in the house!

We move to Europe in October and need to sell this house before then. Make an offer - all offers will be considered and highest/best offer will be taken.

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