



KINBRE | CATALINA ISLAND PROPERTY REPORT
 Kelly Brown, Broker | BRE#01313763 | knbre.com | 310.293.7272
 Top Agent and Local Expert for Catalina Island Real Estate

Customer Short

358 Metropole Ave, Avalon 90704

From town head up Metropole Avenue

BED / BATH: **5/4,0,0,0**
 SQFT(src): **1,780 (A)**
 LOT(src): **5,878/0.1349 (A)**
 PARKING SPACES: **0**
 YEAR BLT(src): **1927 (ASR)**
 SUB TYPE: **TPLX (D)**
 DOM / CDOM: **87/87**

LIST DATE: **08/06/24**

STATUS: **Active**

SALE TYPE: **STD,TRUS**
 ML#: **PW24162004**
 B TRACT / MODEL:
 VIEW: **Yes**
 POOL / SPA: **No/No**
 AREA: **1C - Catalina**

TERMS: **Cash, Cash to New Loan, Conventional**

LIST PRICE: **\$2,349,999** ↓

PRICE PER SQFT: **\$1,320.22**
 ORIGINAL \$: **\$2,499,999**
 COOLING: **Wall/Window**
 Unit(s)
 HEATING:
 STORIES: **Three Or More**
 HOA: **\$0**
 BAC:

Rare Opportunity to Own a Triplex with Ocean and Canyon Views Don't miss this chance to purchase this triplex on an expansive lot on Catalina Island with endless possibilities to expand or develop the entire property. This property is already income producing and has untapped potential for growth and appreciation. Enjoy the breathtaking views of the ocean from the deck as well as the amazing canyon views from the back. The triplex consists of three units: Unit A is a 2 bed 1 bath, Unit B is a 2 bed 2 bath, and Unit C is a 1 bed 1 bath. The property also has approximately 3 golf cart parking spots in addition to street parking for your convenience. This is a rare opportunity to own a versatile and valuable property in a prime location.

CUSTOMER SHORT:Residential ML#: PW24162004

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15 Camino De Flores # 38, Avalon 90704 STATUS: Active

Villa 15 located in Hamilton Cove

BED / BATH: **2/2,0,0,0**
 SQFT(src): **1,362 (A)**
 LOT(src): **806,665/18.5185 (A)**
 PARKING SPACES: **0**
 YEAR BLT(src): **1985 (ASR)**
 SUB TYPE: **CONDO (A)**
 DOM / CDOM: **9/9**

LIST DATE: **10/23/24**

SALE TYPE: **STD**
 ML#: **RS24219662**
 B TRACT / MODEL:
 VIEW: **Yes**
 POOL / SPA: **No/Yes**
 AREA: **1C - Catalina**

TERMS: **1031 Exchange, Cash, Cash to New Loan, Submit**

LIST PRICE: **\$2,149,000** ↓

PRICE PER SQFT: **\$1,577.83**
 ORIGINAL \$: **\$2,199,900**
 COOLING: **None**
 HEATING: **Central**
 STORIES: **One**
 HOA: **\$1650 (MO)**
 BAC:

Stunning Hamilton Cove rare beauty overlooking the Pacific Ocean with unobstructed panoramic ocean views from almost every room and features an excellent location within prestigious Hamilton Cove. This gorgeous villa has one of the largest wrap around balconies and offers a spacious living room with fireplace and newer Pottery Barn couch, dining room, open galley kitchen with Catalina tiles/newer appliances, Master bedroom has a fabulous ocean view and opens to the spacious balcony. Master suite offers cathedral ceilings, large master bath with dual sinks, bathtub and shower. Master bedroom is very spacious with fabulous ocean views and cathedral ceilings with a large walk in closet. Second bedroom also has an ocean view and features newer Restoration Hardware furniture. Beautiful Mahogany French doors open from the large living room to the patio and also the master bedroom doors open to the patio where you can enjoy a beautiful ocean view and hear the crashing waves from the beach below. This wonderful villa also offers indoor full size laundry, newer appliances, newer flooring, golf cart, and more..... There are several places in this special villa to enjoy the ocean view, soak up the sun and listen to the crashing waves. Enjoy the excellent location within prestigious Hamilton cove and walking distance to all of the fabulous amenities including the private beach where you can snorkel/scuba, basketball court, playground, heated pool and spa overlooking the ocean, put put golf, tennis and pickle ball court overlooking the ocean, croquet court, dog run, beach with picnic tables/BBQ/and beach volleyball, boat dock/moorings and more....Hamilton cove is so close yet feels like a world away, this is your chance to own a piece of paradise!!

CUSTOMER SHORT:Residential ML#: RS24219662

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96 Playa Azul, Avalon 90704

STATUS: Active

LIST PRICE: \$1,895,000

Saint Catherine Way past the Casino building and Descanso Beach Club to Hamilton Cove front gate, once in gate follow road to Camino De Flores, turn right property in building 8 top center unit on left side of road.

BED / BATH: 2/2,0,0,0

SALE TYPE: STD

PRICE PER SQFT: \$1,519.65

SQFT(src): 1,247 (A)

ML#: [OC24128277](#)

ORIGINAL \$: \$1,895,000

LOT(src): 806,665/18.5185 (A)

B TRACT / MODEL:

COOLING: Central Air, Electric

PARKING SPACES: 1

VIEW: Yes

HEATING: Central

YEAR BLT(src): 1988 (ASR)

POOL / SPA: No/Yes

STORIES: One

SUB TYPE: CONDO (A)

AREA: 1C - Catalina

HOA: \$1620 (MO)/\$533(ANU)

DOM / CDOM: [127/267](#)

BAC:

LIST DATE: 06/27/24

TERMS: Cash to New Loan

Amazing Catalina Island ocean front Hamilton Cove villa, top level 2 bedroom, 2 bath, with vaulted ceilings throughout. This property is a designers dream that is impeccably furnished, and has many upgrades. New kitchen with cabinets, appliances, and granite counters. Both bedrooms are ocean front with full ocean views. Every room has an ocean view, except the bathrooms. Both bathrooms have upgraded granite counters tops and fixtures. One has a large oval tub, separate walk-in stall shower, and double vanity sinks.. Beautiful terracotta tile floors throughout this villa. Both the living room and the bedrooms have large double French doors that open to the sea and your expansive terrace, bringing Island living right to your door step. Your ocean front terrace has a BBQ, and two outdoor dining tables with umbrellas to keep the warm summer sun at bay. Close to the club House and the many amenities that Hamilton Cove has to offer. At 1,247 square feet, this property seems twice as large, with high wood beam vaulted ceilings, which adds volume to each room. Easy access from your golf cart parking with one small flight of stairs, makes coming and going a breeze Watch the boats and ships cruise by your terrace, as you relax and enjoy this truly remarkable property on Catalina Island. Amenities at Hamilton Cove include, reserved yacht moorings, dingy dock, white sand beaches with volleyball court, BBQ's and picnic tables, 18 hole Ted Robinson designed putting course, croquet court, two lighted tennis courts, full gym, with saunas, lockers and showers. Full Club House, with full kitchen, patios and gathering areas, as well as a heated pool and Jacuzzi. 24 hour a day security with guarded gate.

CUSTOMER SHORT:Residential ML#: OC24128277

Printed by Kelly Brown, State Lic: 01313763 on 11/01/2024
2:20:51 PM**357 Whittley Ave, Avalon 90704**

STATUS: Active

LIST PRICE: \$1,875,000

Front of the house is at the top of Marilla Avenue. Back of the house/studio is at the top of Whittley Avenue

BED / BATH: 4/2,1,0,0

SALE TYPE: STD

PRICE PER SQFT: \$992.06

SQFT(src): 1,890 (A)

ML#: [SB24101301](#)

ORIGINAL \$: \$1,875,000

LOT(src): 5,444/0.125 (A)

B TRACT / MODEL:

COOLING: None

PARKING SPACES: 0

VIEW: Yes

HEATING: Central, Natural Gas

YEAR BLT(src): 1929 (ASR)

POOL / SPA: No/No

STORIES: Three Or More

SUB TYPE: SFR (D)

AREA: 1C - Catalina

HOA: \$0

DOM / CDOM: [163/163](#)

BAC:

LIST DATE: 05/20/24

TERMS: 1031 Exchange, Cash, Conventional

Come home to your historic Spanish style haven in the resort town of Avalon on beautiful Catalina Island. This 1929 home retains its exceptional architectural detail and old-world charm. The main home consists of 3 bedrooms and 2 baths. The upstairs unit is a studio with one bath, accessed by a separate entrance. Surrounded by a quiet terraced and fenced Mediterranean garden, the special multistoried property sits on a generous 5,400 square foot lot. Majestic date palms, olive trees, native plants, and citrus provide a lush sanctuary for birds and butterflies. Brick stairs lead past the patio graced with iconic original Catalina tile to the spacious entry. The upper floor takes advantage of the garden and partial ocean views and features wood beamed ceilings in the living and dining rooms, arched Spanish style doorways, a balcony, fireplace, hardwood and tile floors, kitchen, charming brick walled bedroom, and bath. Follow the staircase to the lower level that opens to the terraced garden and includes two bedrooms with original lighting and hardware and a recently remodeled tiled bath. A street level studio and bath with separate entrance provides a view for your guests or an opportunity for rental income. The partial basement creates extra storage. Two autoettes can be parked off the street in the gated upper garden terrace. Beaches and restaurants are a quick walk down the hill. Following a short boat or helicopter ride, your family and friends will relish this private and beautiful Catalina Island retreat for years to come.

CUSTOMER SHORT:Residential ML#: SB24101301

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310 Whittley Ave # A, Avalon 90704
Crescent Way to St Catherine Way left on Whittley

STATUS: Active

LIST PRICE: \$1,525,000 ↓

BED / BATH: 4/2,0,0,0
SQFT(src): 1,924 (A)
LOT(src): 2,372/0.0545 (A)
PARKING SPACES: 0
YEAR BLT(src): 1908 (ASR)
SUB TYPE: DPLX (D)
DOM / CDOM: 112/112SALE TYPE: STD
ML#: SR24141950
B TRACT / MODEL:
VIEW: Yes
POOL / SPA: No/No
AREA: 1C - CatalinaPRICE PER SQFT: \$792.62
ORIGINAL \$: \$1,595,000
COOLING: Ductless
HEATING:
STORIES: Two
HOA: \$0
BAC:

LIST DATE: 07/11/24

TERMS: Submit

This beautifully updated duplex has been rebuilt from the bottom up, creating a stunning living space that exudes modern elegance. No detail has been overlooked in this meticulous renovation, with new windows, doors, electrical, plumbing, and tankless water heaters ensuring both comfort and efficiency. The upstairs unit features spacious living area, complete with a wood-burning fireplace that adds a cozy touch. The kitchen boasts quartz countertops and stainless steel appliances. The beautiful bathroom features a tub, and washer/dryer in the unit provides ultimate convenience. The upstairs unit features 2 bedrooms, living area with the wood burning fireplace, kitchen with quartz countertops, stainless steel appliances, beautiful bathroom with tub, and washer / dryer inside the unit. On the lower level, you'll find another two-bedroom unit with an open floor plan that seamlessly connects to a patio offering breathtaking ocean views. Imagine sipping your morning coffee or enjoying an evening glass of wine at the built-in bar counter, all while taking in the beauty of the surroundings. The brand new kitchen with a peninsula, quartz countertops, and stainless steel appliances is perfect for entertaining. The bathroom features a curbless shower, adding a touch of modern sophistication. Additionally, a split HVAC system and washer/dryer inside the unit ensure comfort and convenience. Location is key, and this duplex is just a short walk away from the beach and all the main attractions that Catalina Island has to offer. Whether it's exploring the vibrant coastal scene or indulging in the island's charm, this centrally-located place allows you to enjoy everything Catalina Island has to offer. Seller has also obtained approved plans to build a roof top deck, adding another level of enjoyment to this remarkable property. Furnishings and houseware may be included in the sale to make it a turnkey home. Don't miss out on this incredible opportunity to own a beautifully updated duplex in a prime location. Contact us today to schedule a viewing and experience the epitome of island living.

CUSTOMER SHORT:Residential ML#: SR24141950

Printed by Kelly Brown, State Lic: 01313763 on 11/01/2024
2:20:51 PM**72 Camino De Flores # 10, Avalon 90704**
Enter community via the guarded gates, first building on the right side, second set of stairs. Down just 35 steps!

STATUS: Active

LIST PRICE: \$1,200,000 ↓

BED / BATH: 2/2,0,0,0
SQFT(src): 1,049 (A)
LOT(src): 806,665/18.5185 (A)
PARKING SPACES: 0
YEAR BLT(src): 1986 (ASR)
SUB TYPE: CONDO (A)
DOM / CDOM: 54/54SALE TYPE: STD
ML#: OC24073205
B TRACT / MODEL:
VIEW: Yes
POOL / SPA: No/Yes
AREA: 1C - CatalinaPRICE PER SQFT: \$1,143.95
ORIGINAL \$: \$1,200,000
COOLING: None
HEATING: Radiant
STORIES: One
HOA: \$1650 (MO)
BAC:

LIST DATE: 04/14/24

TERMS: 1031 Exchange, Cash, Cash to New Loan

Looking for the perfect home with stunning ocean views? Look no further than this exquisite 2 bedroom, 2 bath condo located in beautiful Avalon, CA! With breathtaking panoramic views of the Pacific Ocean, this luxurious home boasts a spacious living area perfect for entertaining guests or just relaxing with loved ones. The well-appointed kitchen features modern appliances, sleek countertops, and ample storage space. Both bedrooms are generously sized, offering plenty of room to relax after a day of activities. The amazing sit down ocean views are panoramic from all the living areas and bedrooms. The outdoor space is where you can truly appreciate the Magic of Avalon living! The private balcony provides the perfect spot to take in the beauty of the ocean and soak up the California sun. Enjoy a morning cup of coffee or an evening cocktail as you watch the glorious sunrises and romantic sunsets over the gleaming Pacific ocean! With access to a variety of amenities including the community pool and spa, a fitness center, sauna, tennis courts, a picturesque 18-hole putting course overlooking the sea and featuring a creek with cascading waterfalls, you'll never want to leave! Don't miss out on this incredible opportunity to own a piece of paradise. Schedule your showing today and experience the beauty of Avalon for yourself! Sales price includes all of the furniture and most of the fixtures. The 2022 six passenger golf cart is negotiable. Only 35 steps down from the street.

CUSTOMER SHORT:Residential ML#: OC24073205

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41 Camino De Flores # 66, Avalon 90704 STATUS: Active LIST PRICE: \$1,199,000

Catalina Island ~ Hamilton Cove - Travel past the historic Casino, travel past Descanso Beach Club to the Hamilton Guard Gate. Property access is from the top of building 2 . Down 58 steps with multiple landings. No rental golf carts permitted.

BED / BATH: 2/1,1,0,0

SQFT(src): 860 (A)

LOT(src): 806,665/18.5185 (A)

PARKING SPACES: 1

YEAR BLT(src): 1986 (ASR)

SUB TYPE: CONDO (A)

DOM / CDOM: [128/128](#)

SALE TYPE: STD

ML#: [SB24126000](#)

B TRACT / MODEL:

VIEW: Yes

POOL / SPA: No/Yes

AREA: 1C - Catalina

PRICE PER SQFT: \$1,394.19

ORIGINAL \$: \$1,199,000

COOLING: None

HEATING: Electric, Radiant

STORIES: One

HOA: \$1620

(MO)/\$639.46(ANU)

BAC:

LIST DATE: 06/17/24

TERMS: 1031 Exchange, Cash, Cash to New Loan, Conventional

Catalina Island ~ Hamilton Cove Condominium! AMAZING VIEW PROPERTY!! This 2 Bedroom, 2 Bathroom 860 sq. ft. villa has been kept in pristine condition. Built in 1986, this turnkey property comes furnished with appliances and a golf cart! Both the living room and master bedroom open onto the balcony overlooking the unimpeded panoramic view of the deep blue Pacific Ocean. IT IS BEAUTIFUL! Hamilton Cove is a private and exclusive gated community that has an abundance of amenities which include beach access, gym with locker room, clubhouse, pool, spa, all grass putt-putt golf course, grass croquet court, tennis courts, half basketball court, playground, beachfront picnic areas with outdoor charcoal BBQ, dingy dock, pier, sand volleyball court, and small watercraft storage! Avalon is a fantastic place to work remotely. The resort town of Avalon is loved by all. Seize the day and jump on a boat to make this turnkey property your slice of paradise!

CUSTOMER SHORT:Residential ML#: SB24126000

Printed by Kelly Brown, State Lic: 01313763 on 11/01/2024
2:20:51 PM**92 Playa Azul, Avalon 90704**

Located within the gated community of Hamilton Cove

BED / BATH: 1/1,0,0,0

SQFT(src): 990 (A)

LOT(src): 806,665/18.5185 (A)

PARKING SPACES: 0

YEAR BLT(src): 1988 (ASR)

SUB TYPE: CONDO (A)

DOM / CDOM: [122/269](#)

STATUS: Active

LIST PRICE: \$1,149,900 ↓

SALE TYPE: STD

ML#: [PW24135616](#)

B TRACT / MODEL:

VIEW: Yes

POOL / SPA: No/Yes

AREA: 1C - Catalina

PRICE PER SQFT: \$1,161.52

ORIGINAL \$: \$1,249,900

COOLING: Central Air

HEATING: Central

STORIES: One

HOA: \$1620 (MO)

BAC:

LIST DATE: 07/02/24

TERMS: Submit

ONE OF THE MOST DESIRED UNITS IN HAMILTON COVE IS BACK ON THE MARKET! This unit has ONLY 4 stairs to its floor! Not 40-60 compared to others in the community. This beautiful one-bedroom, one-bath condo exudes pride of ownership and is complimented with beautiful ocean and mountain views. Upon entry, you'll appreciate all of the thoughtful beach-inspired touches and light color tones. The galley style kitchen provides plenty of counter space and storage. The dining room and living room seamlessly adjoin, creating openness, while the dual French door entry to your private patio entices you to go outside and enjoy unobstructed views and ocean sounds. And as a bonus this unit also has it's own storage closet located right outside the front door which accompanies laundry. When you are ready to venture out from your oasis, the community offers access to a Clubhouse, BBQs, playground, tennis courts, putting greens, pool, gym, and so much more. Property also has vacation rental permit. Schedule your showing today to see how you can make this all your own and start creating memories in paradise.

CUSTOMER SHORT:Residential ML#: PW24135616

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2:20:51 PM

42 Camino De Flores # 60, Avalon 90704 STATUS: Active LIST PRICE: \$979,000 ↓
 From IEX helicopter or ferry terminal, contact Avalon Transportation at 310-510-0025. Rental golf carts not permitted in Hamilton Cove.

BED / BATH: 1/1,0,0,0
 SQFT(src): 871 (A)
 LOT(src): 806,665/18.5185 (A)
 PARKING SPACES: 1
 YEAR BLT(src): 1986 (ASR)
 SUB TYPE: CONDO (A)
 DOM / CDOM: 32/32

SALE TYPE: STD
 ML#: ND24202341
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/Yes
 AREA: 1C - Catalina

PRICE PER SQFT: \$1,124.00
 ORIGINAL \$: \$1,175,000
 COOLING: None
 HEATING: Fireplace(s), Radiant
 STORIES: One
 HOA: \$1620 (MO)
 BAC:

LIST DATE: 09/30/24

TERMS: 1031 Exchange, Cal Vet Loan, Cash, Cash To Existing Loan, Cash to New Loan, Conventional

Massive price reduction from \$1,175,000 on October 25 and Location, Location, Location! One of the most premium, unobstructed ocean view condos with impressive short-term rental history (Airbnb, VRBO, CIVR) and transferable vacation rental approvals is now available. Welcome to 42 Camino de Flores in oceanfront Hamilton Cove! This stunning condo offers jaw-dropping, premium ocean views from the living room, dining area, bedroom, kitchen and even the highly-coveted corner bonus room. Three sets of dual French doors open to an expansive balcony where you will enjoy unforgettable sunrises and relax while overlooking the Pacific Ocean and listening to the waves ebbing and flowing at Hamilton Beach down below. This 871 square foot condo is one of the more rare corner units with wood burning fireplace and extra windows at both the bonus area and generously-sized bedroom. The vaulted ceilings give the condo a truly open and spacious feel and add to the charm here in Catalina Island's only gated and guarded community. An ultra convenient, full-sized laundry with washer and dryer are located in a closet just outside the front door and have been assigned for exclusive use by this property. The condo, located in Building 2, is situated in Catalina Island's most protected community and includes a street-legal golf cart with dedicated parking exclusive to this unit. Residents (and short-term guests) enjoy access to an oceanfront pool, spa, two illuminated tennis courts, and fitness facilities. Hamilton Cove also features 18-hole miniature golf, a badminton/croquet court, boat moorings, a seasonal dock, children's park, beach volleyball, outdoor BBQs, benches, a beach, and more. This condo is one of the ones which still has a C.U.P. (Conditional Use Permit) and details of the condo's solid vacation rental history are available upon request. Contact agent for details on how the C.U.P. transfer works with the City of Avalon's new vacation rental licensing. The condo is available fully furnished. Contact agent about some of the artwork which may be able for purchase.

CUSTOMER SHORT:Residential ML#: ND24202341

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44 Camino De Flores # 62, Avalon 90704 STATUS: Active LIST PRICE: \$949,000
 Via Catalina Transportation or "Circuit" ride from ferry terminal or heliport to Hamilton Cove.

BED / BATH: 1/1,0,0,0
 SQFT(src): 871 (A)
 LOT(src): 806,665/18.5185 (A)
 PARKING SPACES: 0
 YEAR BLT(src): 1986 (ASR)
 SUB TYPE: CONDO (A)
 DOM / CDOM: 2/2

SALE TYPE: STD
 ML#: ND24224221
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: 1C - Catalina

PRICE PER SQFT: \$1,089.55
 ORIGINAL \$: \$949,000
 COOLING: None
 HEATING: Radiant
 STORIES: One
 HOA: \$1620 (MO)
 BAC:

LIST DATE: 10/30/24

TERMS: Submit

Welcome to 44 Camino de Flores in oceanfront Hamilton Cove! This stunning condo offers jaw-dropping, premium ocean views from the living room, dining area, kitchen and corner bonus room. Three sets of dual French doors open to an expansive balcony where you will enjoy unforgettable sunrises and relax while overlooking the Pacific Ocean and listening to the waves ebbing and flowing at Hamilton Beach down below. This 871 square foot condo is one of the more rare corner units with wood burning fireplace and extra windows at both the bonus area and generously-sized bedroom. The property has been tastefully updated with granite countertops, stainless steel appliances, and a completely remodeled full bath. The vaulted ceilings with rich wood beams accent the condo and provide a spacious feel and charm. An ultra convenient, full-sized laundry with washer and dryer are located in a closet just outside the front door and are shared with only one neighbor. This condo, located in Building 2, is situated in Catalina Island's most protected community which is guarded 24/7. Residents (and short-term guests) enjoy access to an oceanfront pool, spa, two illuminated tennis courts, and fitness facilities. Hamilton Cove also features 18-hole miniature golf, a badminton/croquet court, boat moorings, a seasonal dock, children's park, beach volleyball, outdoor BBQs, benches, a beach, and more. This condo has the popular C.U.P. (Conditional Use Permit) with a solid vacation rental history. Contact agent for details on how the C.U.P. transfer works with the City of Avalon's new vacation rental licensing. The condo is available with most furnishings and includes a golf cart and dedicated parking spot within Hamilton Cove.

CUSTOMER SHORT:Residential ML#: ND24224221

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36 Camino De Flores # 69, Avalon 90704 STATUS: Active LIST PRICE: \$870,000

Travel past the historic Casino, travel past Descanso Beach Club to the Hamilton Guard Gate. Property access is from bottom of building 2 . Up 87 steps with multiple landings. No rental golf carts permitted.

BED / BATH: 1/0,1,0,0	SALE TYPE: STD	PRICE PER SQFT: \$1,152.32
SQFT(src): 755 (A)	ML#: SB24218083	ORIGINAL \$: \$870,000
LOT(src): 806,665/18.5185 (A)	B TRACT / MODEL:	COOLING: None
PARKING SPACES: 1	VIEW: Yes	HEATING: Electric, Radiant
YEAR BLT(src): 1986 (PUB)	POOL / SPA: No/Yes	STORIES: One
SUB TYPE: CONDO (A)	AREA: 1C - Catalina	HOA: \$1620 (MO)/\$639.46(ANU)
DOM / CDOM: 11/11		BAC:

LIST DATE: 10/14/24

TERMS: 1031 Exchange, Cash, Cash to New Loan

Catalina Island ~ Hamilton Cove Condominium! STUNNING VIEW PROPERTY!! This short term licensed 1 bedroom 1 bathroom turnkey condo is ready to rent out and offset your investment. Jump on a boat to Avalon from Long Beach, San Pedro, Newport Beach, or Dana Point and come relax in your panoramic ocean view property. Built in 1986 this 755 sq. ft. +/- is all you need to access all that Avalon has to offer. Recently renovated this cozy villa has been tastefully upgraded for a clean comfortable feel. Property comes furnished with appliances and a golf cart! Both the living room and bedroom open with French doors onto the balcony overlooking the unimpeded view of the beautiful blue ocean. Hamilton Cove is a private and exclusive gated community that has an abundance of amenities which include beach access, gym with locker room, clubhouse, pool, spa, all grass putt-putt golf course, grass croquet court, tennis courts, half basketball court, playground, beachfront picnic areas with outdoor charcoal BBQ, dingy dock, pier, sand volleyball court, and small watercraft storage! Avalon is a fantastic place to work remotely. The resort town of Avalon is loved by all. Seize the day and make this property your slice of paradise!

CUSTOMER SHORT:Residential ML#: SB24218083

Printed by Kelly Brown, State Lic: 01313763 on 11/01/2024
2:20:51 PM**55 Playa Azul, Avalon 90704**

STATUS: Active

LIST PRICE: \$819,000

Hamilton Cove Building 9

BED / BATH: 1/1,0,0,0	SALE TYPE: STD	PRICE PER SQFT: \$827.27
SQFT(src): 990 (A)	ML#: PW24187356	ORIGINAL \$: \$819,000
LOT(src): 806,665/18.5185 (A)	B TRACT / MODEL:	COOLING: None
PARKING SPACES: 1	VIEW: Yes	HEATING: Central
YEAR BLT(src): 1988 (ASR)	POOL / SPA: No/Yes	STORIES: Multi/Split
SUB TYPE: CONDO (A)	AREA: 1C - Catalina	HOA: \$1620 (MO)
DOM / CDOM: 52/52		BAC:

LIST DATE: 09/09/24

TERMS: Cash to New Loan, Conventional

Here is your opportunity, short term rental license will transfer! Only 24 steps from the top. Great 1031 exchange possibility with great rental history! You've been looking in HC for a while, hoping that the perfect unit will come for sale, well it has. Easy walk to the beach and pool, this building is perfectly situated. This one bedroom one bath unit is perfect for you to establish roots in this exclusive neighborhood. We all know that if you want to live on the island, Hamilton Cove is the place to be. With its many amenities, luxurious surroundings, pool, beach front, club house, 18 hole putting green, tennis courts and more. This condo is ready for a full time resident, OR already has an impressive rental history. If you are looking to do short term rentals, this one comes fully furnished, With brand new build in microwave, newer washer/dryer in unit. MASSIVE storage closet for personal belongings. Woodlike laminate flooring, with open kitchen and dining area. The living room is perfectly situated with french doors onto a HUGE deck. The partial ocean view will not disappoint, and you still have time to close before the holidays. 4 seat golf cart with parking space, included.

CUSTOMER SHORT:Residential ML#: PW24187356

Printed by Kelly Brown, State Lic: 01313763 on 11/01/2024
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