

*58a Pochick Avenue*

\$1,295,000



Surfside



**Pepper Frazier**  
REAL ESTATE





**\$1,295,000**

**58a Pochick Avenue**

**Surfside**

<b>Type:</b> Single Family	<b>Water View:</b> None	<b>Furnished:</b> Un-Furnished	<b>Lot Size (A):</b> 0.9200
<b>Rooms:</b> 5	<b>Other View:</b> None	<b>2nd Dwelling:</b> Potential	<b>Plan:</b> N/A
<b>Bed./Baths:</b> 2/2	<b>Year Built:</b> 2004	<b>Zoning:</b> LUG1	<b>Water:</b> Well
<b>Wtr Frontage:</b> None	<b>Remodeled:</b> 2007	<b>Lot Size (SF):</b> 40000.00	<b>Sewer:</b> Septic

The Boat House is a well constructed, upside down house on a very private lot in the highly sought after Surfside area. Great layout with open floor plan and many exterior doors to access the different outdoor living areas. Nice trim details including a beautiful natural bead board vaulted ceiling. Tons of room for expansion and/or a main house, pool and/or tennis court. Strong rental history. Very close to numerous beaches, including Surfside Beach. Great value!

**First Floor:** Enter through small mudroom into space that is currently set-up as a bedroom, but could be a first floor living room with French doors opening onto patio and hall, full bath. Second bedroom with French doors opening onto patio. Large tiled hall bath. Bonus room that could be overflow sleeping or a den. Office. Hall washer and dryer.

**Second Floor:** Large open living/dining/kitchen area with French doors leading to deck overlooking the property. White beadboard half walls and natural bead board ceiling. Many windows throughout. Very light and airy space.

**Basement:** Slab.

**Appliances and Other Amenities:**

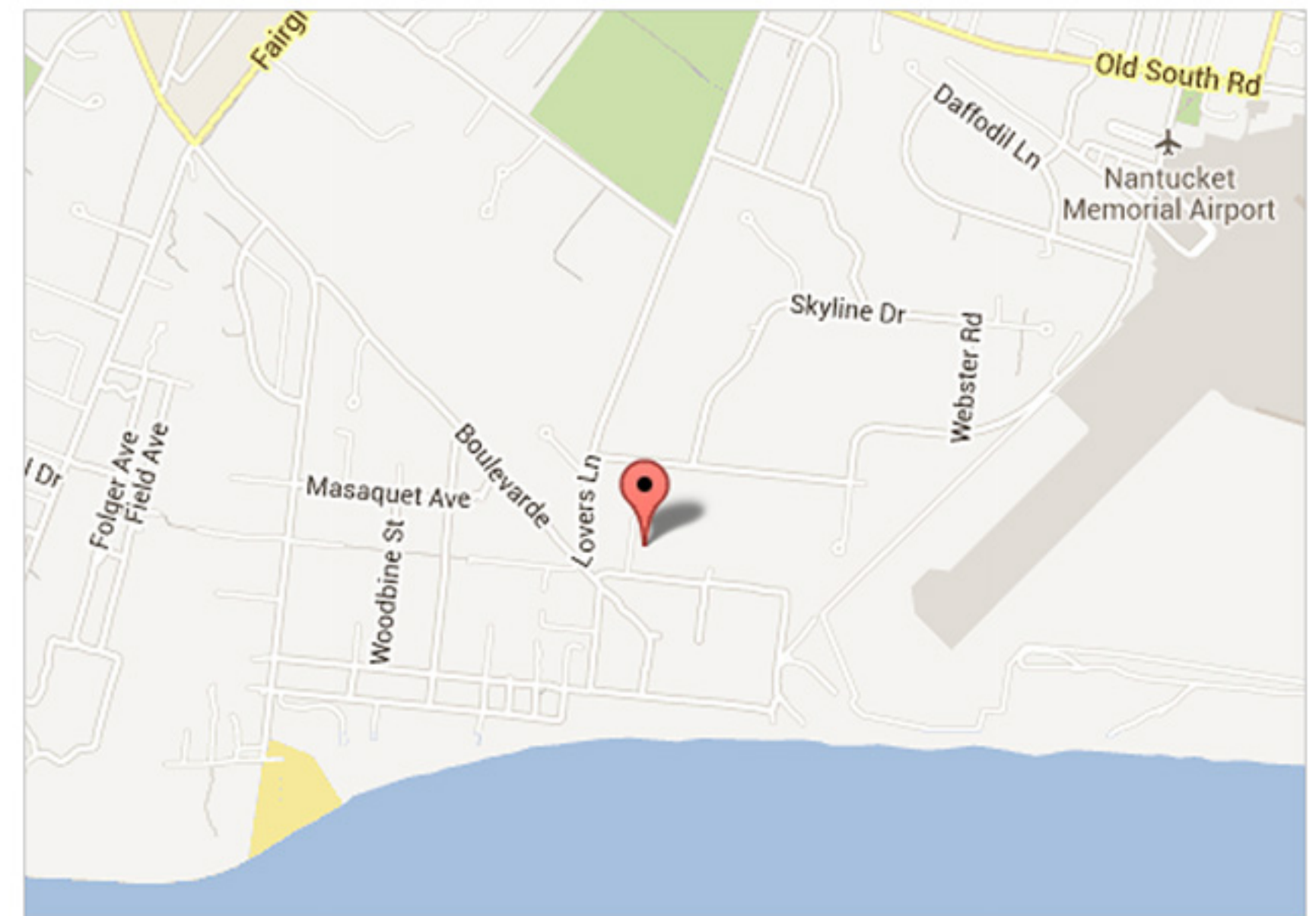
- First Floor Bedrooms: 2
- Heating: GasFHW
- Fireplaces: None
- Floors: Wood/Tile/Carpet
- Yard: Yes
- Parking: Yes
- Foundation: Slab
- Lead Paint: No
- Recreation and Outdoor Spaces: Deck, Patio
- Amenities: Insulation, Irrigation, Outdoor Shower

**Easements:**

Potential to obtain Parcel C on the attached plan., Address, Parcel # and taxes to be determined.

**Taxes and Fees**

- Assessment Year: 2012
- Building Assessment: 1
- Land Assessment: 1
- Total Assessment: 2



*This information contained herein is believed to be reliable but is not guaranteed.*