

## Ocean's 7

7 Ocean Avenue  
Devonshire

**Asking Price: \$1,245,000**

Acreage: 0.27

Bedrooms: 8

Bathrooms: 5



Ocean's 7 is developer's dream!

This substantial five-bedroom residence has been completely gutted, the roof painted and this roost, "with good bones" is now a bare canvas for a buyer to transform into a fabulous family home, a family compound, a work-live situation or possibly even a retirement/senior's facility. The entire dwelling consists of over 4100 interior square feet giving yield to a multitude of possibilities and potential.

The main level entry hall opens to a large light and airy living room with vaulted ceilings and fireplace plus a large family room and a dining room adjacent to the kitchen with centre island. The bedrooms are generously sized and the spacious, deep covered porch overlooks the level front lawn with swimming pool aspirations.

The lower level of approximately 1,000 sq. ft., with separate ARV and private entrance, consists of a three-bedroom apartment with a living room that is enhanced by the unusually high ceilings and a kitchen ready to be outfitted with fixtures and appliances.

This property has limitless potential and priced at \$1,245,000 or just over \$300 per sq. ft. there is ample financial room to realise your dreams.

**Approx. sq.ft.** 4100

**Furnishings** No

**Tank size**

**Other Units** 1

**Listed House**

**Zoning** Res 2

**Built circa** 1970

**VAN** 041663012

041663110

**ARV** \$50,400

\$21,600

**Land Tax** \$2,154

\$278

- |  |   |
|--|---|
| <input type="checkbox"/> Beachfront              | <input type="checkbox"/> Harbour Views                    |
| <input type="checkbox"/> Dock                    | <input type="checkbox"/> Harrington Sound Views           |
| <input type="checkbox"/> Ferry nearby            | <input checked="" type="checkbox"/> South Shore Views     |
| <input type="checkbox"/> Golf Course nearby      | <input type="checkbox"/> North Shore Views                |
| <input type="checkbox"/> Gym                     | <input checked="" type="checkbox"/> Secluded Garden Views |
| <input type="checkbox"/> Moorings                | <input checked="" type="checkbox"/> Overland Views        |
| <input type="checkbox"/> Non-boatable Waterfront | <input type="checkbox"/> Castle Harbour Views             |
| <input type="checkbox"/> Pool                    | <input type="checkbox"/> Great Sound Views                |
| <input type="checkbox"/> Pool House              | <input checked="" type="checkbox"/> Waterview             |
| <input type="checkbox"/> Tennis Court            |   |
| <input type="checkbox"/> Waterfront              |   |
| <input checked="" type="checkbox"/> Water Rights |   |

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### Approximate Room Measurements & Other Details

#### Main:

Laundry Room 12 x 8

Kitchen 12 x 20

Dining room 12 x 16'2"

Living room 16 x 20

Family room 12 x 20

Foyer 7 x 16

Master 16 x 16'2"

Bathroom Two 8'6" x 5'8"

Hall & Closets 7'8" x 8'6"

Bedroom Two 12 x 14'2"

Bedroom Three 11'5" x 13'7"

Bathroom 8'6" x 7'1"

Hall and closets 6 x 14

Hall and closets 3'6" x 11'5"

#### Annex

Bedroom 19 x 23

Bathroom 8' x 9'5"

Hall/Stairwell 8' x 9'7"

Living Kitchen bath 19' x 20'7"

#### Lower Apt

3 bed approx. 1100 sq ft.

Over 4,100 sq.ft in total

Please note: Portions of this information may be proprietary. We would appreciate your treating it as confidential. No warranty is made as to accuracy.



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