

710 Avenue A - Additional Information

The property consists of 3 structures, (1) the main home in the front, (2) the garage with an unpermitted addition in the middle, and (3) a rear workshop by the alley.

The main home appears to be original with no additions.

The garage has an unpermitted attached addition that was used as an office space.

The rear workshop was built over-top a kidney shape pool that has a depth at the deep end of approximately 8ft. The entire pool was left empty (no fill) and a wooden structure was built over-top to support the workshop as it's foundation. The previous owner used the workshop to create surfboards. Please do not access the crawl space under the workshop that opens to the pool below for safety reasons. Once the property is under contract the buyers may have access this space for inspection purposes.

The property is being sold as-is and the sellers make no warranty on the condition of the property, or the safety of any of the structures and ask that all prospective buyers please be cautious as they tour the home.

Buyers to investigate the accuracy of the above and perform their due diligence in inspection of the home to their satisfaction.