

# **\$1,750,000 - 2222 W Beach Boulevard, Gulf Shores**

MLS® #331889

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**\$1,750,000**

4 Bedroom, 4.00 Bathroom, 2,777 sqft  
Residential on 1 Acres

Lillian Callaway, Gulf Shores, AL

RENTAL MACHINE! \$100,419 for 2021.  
Welcome To Paradise. Your Own Private Waterfront Oasis with 75' of Lagoon Frontage. Known as "A Shore Sign". This Gorgeous Custom Multi-Level Home is Located on Beautiful West Beach Blvd Featuring Four Bedrooms, Four Bathrooms, All Stainless Steel Appliances, Granite Countertops, Crown Molding, Recessed Lighting, Tile Flooring, Updated Cabinetry and Fixtures, Beadboard Throughout The Main Level, Fireplace, Transom Windows For Ample Natural Lighting, Custom Tiled Showers, Covered Parking, Private Patios Offering Stunning Views of Little Lagoon Perfect for Entertaining and Outdoor Living. Relax, Unwind and Enjoy Those Summer and Winter Nights On The Beaches of Gulf Shores. House Sits on Large Lot (75.7 X 474.9) With Plenty Of Space For Parking and Future Pool. The Tranquility and Peacefulness Will Never Make You Want To Leave. Just Steps To Your Own Private Beachy Area, Pier and Boat Dock. Perfect For Beach Get-a-Way! Prime Location and Only a Short Distance to Restaurants, Beaches, Festivals, Shopping and More. Don't Miss Your Opportunity to Own a Piece of Paradise.

Built in 1995

## **Essential Information**

MLS® #                      331889



Price	\$1,750,000
Sold Price	\$1,200,000
Closed Date	2023-10-06
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,777
Acres	0.79
Year Built	1995
Type	Residential
Sub-Type	Raised Beach
Style	Raised Beach
Status	Closed

### Community Information

Address	2222 W Beach Boulevard
Area	Gulf Shores 1
Subdivision	Lillian Callaway
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

### Amenities

Amenities	Water Access-Deeded
Utilities	Natural Gas Connected, Cable Connected
Parking	Three or More Vehicles, Covered
View	Direct Lagoon Front
Is Waterfront	Yes
Waterfront	Lagoon Acc (Wlk <=1/4 Mi), Lagoon Front - Building

### Interior

Interior	Tile
Interior Features	Ceiling Fan(s), High Ceilings, Internet
Appliances	Dishwasher, Dryer, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer, Cooktop
Heating	Electric
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Living Room
Stories	Two

**Exterior**

Exterior	Hardboard
Lot Description	Less than 1 acre, Waterfront
Windows	Window Treatments
Roof	Metal
Construction	Resale

**School Information**

Elementary	Gulf Shores Elementary
High	Gulf Shores High

**Listing Details**

Listing Office	Exp Realty, Llc Gulf Shores Br
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