

# **\$439,950 - 445 Aldrin Avenue, Gulf Shores**

MLS® #337245

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## **\$439,950**

4 Bedroom, 3.00 Bathroom, 2,326 sqft

Residential on 0 Acres

Aventura, Gulf Shores, AL

Brand New Construction!! Truland Homes is offering its Middleton floorplan in the beautiful Aventura subdivision off of County Rd 6 in Gulf Shores. Less than a half mile to the Gulf Shores Sportsplex and the Cultural Center. Convenient to shopping, restaurants, nightlife, and a short drive to the beautiful sugar white sand beaches that has made Gulf Shores famous. The Middleton plan has 4 spacious bedrooms including a large primary bedroom, 3 bathrooms including a primary en-suite, in 2,377 square feet of height, light, bright and openness any buyer will love. Brick and Hardi board siding on the exterior with covered front and rear porches. The interior of the home will have luxury vinyl planking throughout the living spaces and primary bedroom, tile and carpet in select rooms. Painted drywall on the walls and ceilings, as well as crown molding in select rooms. The kitchen features painted cabinets, quartz counters with undermount stainless sink, Samsung stainless steel appliances, Delta pull down sprayer faucet, and a large walk-in pantry with custom wood shelving (no wire shelving anywhere in the house). Beautiful lighting package with recessed lighting in select rooms. Primary bath has a dual sink vanity, double closets, large garden tub, and separate shower. In the family room you will find a hand-crafted fireplace mantle with painted brick surround, ventless fireplace with gas logs, and a smart tube conduit for your TV. The home comes equipped with a Connected Home package,



including a personal training session for the new homeowner. Professionally landscaped yard, with Prestige Series bushes and trees. Home has a 1-2-10 PWSC insured builder's warranty. Built to Gold Fortified Standards with storm protection system installed. One Year Renewable repair and retreatment termite bond with Formosan coverage. All information and measurements to be confirmed by buyer and /or buyer' agent.

Built in 2022

**Essential Information**

MLS® #	337245
Price	\$439,950
Sold Price	\$445,706
Closed Date	2023-06-27
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,326
Acres	0.26
Year Built	2022
Type	Residential
Sub-Type	Craftsman
Style	Craftsman
Status	Closed

**Community Information**

Address	445 Aldrin Avenue
Area	Gulf Shores 2
Subdivision	Aventura
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

**Amenities**

Amenities	Pool - Outdoor, Playground
Parking	Double Garage, Automatic Garage Door
View	None/Not Applicable
Waterfront	No Waterfront
Has Pool	Yes
Pool	Community, Association

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Ceiling Fan(s), En-Suite
Appliances	Dishwasher, Disposal, Microwave
Heating	Heat Pump
Cooling	Central Electric (Cool)
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	One

## Exterior

Exterior	Brick, Concrete Board, Fortified-Gold
Lot Description	Less than 1 acre
Roof	Composition
Construction	New Construction
Foundation	Slab

## School Information

Elementary	Gulf Shores Elementary
Middle	Gulf Shores Middle
High	Gulf Shores High

## Additional Information

HOA Fees	1000
HOA Fees Freq.	Annually

## Listing Details

Listing Office	Bellator Real Estate & Dev Orange Beach
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