

# **\$330,810 - 4259 Montague Drive, Gulf Shores**

MLS® #338108

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**\$330,810**

3 Bedroom, 2.00 Bathroom, 1,566 sqft  
Residential on 0 Acres

The Village at Craft Farms, Gulf Shores, AL

The Village at Craft Farms is an ACTIVE ADULT COMMUNITY featuring a community pool, pickle ball court, putting green, and the convenience of lawn maintenance (mowing and edging), which is included in your monthly HOA. This is a unique community located within prestigious Craft Farms North and is convenient to shopping, dining, entertainment, and the sandy white beaches of the Gulf of Mexico. Enjoy carefree living in a home built with your low-maintenance lifestyle in mind. Our spacious and beautiful Freedom homes are smartly designed with you in mind. This single-story three bedroom/two bath ARLINGTON floor plan includes granite kitchen and bath counter tops, stainless steel appliances, Luxury vinyl plank flooring, beautiful recessed panel cabinets, designer lighting package, and a 5ft tiled main bathroom shower. Additional features include a two-car garage with remote, hurricane fabric shield protection for windows and doors, a fully sodded front and back yard where cleared, and a covered back porch. \*The home is being built to Gold FORTIFIED Home™ Certification, which may save the buyer on their homeowner's insurance. The home will also include a Home is Connected (SM) Smart Home Package. \* Estimated completion is Feb/March 2023 See additional documents for HOA information and floor plan.



Built in 2022

## Essential Information

MLS® #	338108
Price	\$330,810
Sold Price	\$327,535
Closed Date	2023-06-01
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,566
Acres	0.18
Year Built	2022
Type	Residential
Sub-Type	Cottage
Style	Cottage
Status	Closed

## Community Information

Address	4259 Montague Drive
Area	Gulf Shores 2
Subdivision	The Village at Craft Farms
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

## Amenities

Amenities	Pool - Outdoor, 55 Plus Community, Other
Utilities	Gulf Shores Utilities
Parking	Double Garage, Automatic Garage Door
View	Eastern View, Western View
Waterfront	Lake Accs (Wlk <=1/4 Mi)
Has Pool	Yes
Pool	Community, Association

## Interior

Interior	Vinyl
Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Disposal, Microwave
Heating	Electric, Central

# of Stories	1
Stories	One

## Exterior

Exterior	Hardboard, Wood Frame, Fortified-Gold
Exterior Features	Termite Contract
Lot Description	Less than 1 acre
Roof	Dimensional
Construction	New Construction
Foundation	Slab

## School Information

Elementary	Gulf Shores Elementary
High	Gulf Shores High

## Additional Information

HOA Fees	179
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Dhi Realty Of Alabama, Llc
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