

# **\$749,900 - 3500 Dog River Road, Theodore**

MLS® #338175

---

## **\$749,900**

4 Bedroom, 4.00 Bathroom, 3,417 sqft  
Residential on 0 Acres

Magnolia Estate, Theodore, AL

MOTIVATED SELLER BRING ALL OFFERS!!PRIME DOG RIVER LOCATION!! Approximately 100 feet of waterfront on the wide part of Dog River. As you enter the foyer, youâ€™ll immediately be swept away with how easy the main floor flows room to room. An entertainerâ€™s dream!! The living room features soaring 18 ft ceilings, a fireplace and fabulous views, wood Flooring throughout, covered porch plus sun deck to enjoy an evening grilling, or head to the dock to watch the beautiful sunsets. The main suite offers great views, as you enter the main bath youâ€™ll be greeted with an oversized jacuzzi tub , dual vanities and a huge walk-in closet. 3484 sq. ft. 4 bedroom, 3 1/2 baths plus dedicated office off of foyer. This home is located on Dog River just outside of the mouth of Rabbit Creek. Secluded with long winding rock driveway 3 private acres ready approved for a guest house. Features include tall ceilings, Florida Room/breakfast room off of kitchen with views of the river. There's a loft over the kitchen previously used for TV/Video room. It has a formal dining room and a butler's pantry. The kitchen has a large island with granite top, a gas cook top with a downdraft vent and it seats 4 people. The kitchen also has a double oven, granite countertops and a walk in pantry. The main bedroom and on suite bathroom are located on the first floor, with the remaining 3 spacious bedrooms and 2 baths upstairs. The foyer has a tall ceiling and one of the 2 staircases lead



to the top floor. The other stairs are in the Florida Room. The garage and workshop/storage are at ground level under the house and there's parking for 2-3 vehicles. There's a pier and boathouse with a boat lift and 2 lifts for wave runners and deck area to take in the views of Dog River, Rabbit Creek and Hall's Mill Creek all converge. There's also a sprinkler system around the perimeter of the house, and so much more! ! Listing company makes no representation as to accuracy of square footage; buyer to verify.

Built in 1995

### Essential Information

MLS® #	338175
Price	\$749,900
Sold Price	\$680,000
Closed Date	2023-09-22
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,417
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Traditional
Style	Traditional
Status	Closed

### Community Information

Address	3500 Dog River Road
Area	Mobile County
Subdivision	Magnolia Estate
City	Theodore
County	Mobile
State	AL

Zip Code	36582
----------	-------

## Amenities

Amenities	None
Parking	Double Garage
View	Direct River Front
Is Waterfront	Yes
Waterfront	River Front, Other-See Remarks

## Interior

Interior	Carpet, Tile, Wood, Other Floors-See Remarks
Interior Features	Breakfast Bar, En-Suite, High Ceilings
Appliances	Dishwasher, Disposal, Microwave, Gas Range, Refrigerator
Cooling	Central Electric (Cool)
Fireplace	Yes
# of Fireplaces	1
Stories	Two

## Exterior

Exterior	Brick, Stucco, Vinyl Siding, Wood Siding
Exterior Features	Termite Contract
Lot Description	3-5 acres
Roof	Composition
Construction	Resale
Foundation	Pillar/Post/Pier, Slab

## School Information

Elementary	Not Baldwin County
High	Not Baldwin County

## Additional Information

Zoning	Single Family Residence
--------	-------------------------

## Listing Details

Listing Office	Roberts Brothers Trec
----------------	-----------------------

The data relating to real estate for sale on this website comes from the Baldwin County Association Of REALTORS®. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information deemed reliable but not guaranteed.

Listing information last updated on May 27th, 2024 at 11:00am CDT