

# \$449,950 - 486 Shepard Street, Gulf Shores

MLS® #340444

---

## \$449,950

4 Bedroom, 2.00 Bathroom, 2,491 sqft  
Residential on 0 Acres

Aventura, Gulf Shores, AL

New construction! Truland Homes is offering its Hanover floor plan in Aventura. This 4-bedroom 2 bathroom offers brick and Hardi board exterior, with a composite shingle roof. The interior features EVP flooring in the main living areas and the primary bedroom, tile and carpet in other areas. Quartz counters, stainless steel appliances, painted cabinets in the kitchen. Primary bedroom has a tray ceiling with large windows. Primary bathroom has separate vanities with quartz countertops, large tile shower, and huge closet. 11' tall ceilings in the living areas, beautiful trim work, and lots of windows make this home light and bright. Home is built to Fortified Gold standards. Comes with a one-year renewable termite bond with Formosan coverage, as well as a 1-2-10 insured PWSC warranty. All information deemed correct, and measurements are approximate. Information to be verified by buyer and/or buyer's agent. Projected completion May 2023.



Built in 2023

## Essential Information

MLS® #	340444
Price	\$449,950
Sold Price	\$449,950
Closed Date	2023-07-17
Bedrooms	4
Bathrooms	2.00

Full Baths	2
Square Footage	2,491
Acres	0.26
Year Built	2023
Type	Residential
Sub-Type	Craftsman
Style	Craftsman
Status	Closed

## Community Information

Address	486 Shepard Street
Area	Gulf Shores 2
Subdivision	Aventura
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

## Amenities

Amenities	BBQ Area
Utilities	Cable Connected
Parking	Double Garage, Automatic Garage Door
View	Pool Area View
Waterfront	Pond
Has Pool	Yes
Pool	Association

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Disposal, Microwave
Heating	Heat Pump
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	To be Built
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
----------------	---

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 15th, 2024 at 6:45pm CDT