

\$330,180 - 13228 Shoshoney Circle, Fairhope

MLS® #342183

\$330,180

4 Bedroom, 2.00 Bathroom, 1,948 sqft
Residential on 0 Acres

Fairhope Falls, Fairhope, AL

This premier lot in Fairhope Falls backs up beautiful farmland and trees offering a beautiful view with added privacy! This lot won't last long! This home qualifies for a reduced interest rate with DHI Mortgage so don't miss out! Must be able to close in April to qualify for this reduced interest rate. Welcome to the brand new Grayson floorplan available ONLY in the premier subdivision of Fairhope Falls! This is a premier lot backing up to beautiful green space boasting a fantastic view from the covered back patio. This new floorplan offers 4 bedrooms and 2 bathrooms with 1,884 sf of living space. This home features low maintenance, luxury vinyl plank flooring in all areas of the home. The beautiful open kitchen boasts Designer painted cabinetry that come fitted with soft-close doors. Granite countertops in the kitchen and bathrooms, stainless steel appliances (dishwasher, microwave, and stove) and much more! Notice the spacious primary bedroom and bathroom featuring a separate shower and soaking tub with a large walk-in closet. Enjoy BBQ's on the covered back porch with a beautiful view of farmland and trees adding additional privacy out back. This Energy efficient home comes with thermal doors, Energy Star rated double pane windows, and 14 SEER Carrier Heat Pump. A 1-year builder's warranty and a 10-year structural warranty are included. Conveniently located off Hwy 104, Fairhope Falls is just minutes from charming downtown Fairhope, shopping,



restaurants, award winning schools, Hwy 181, and beautiful white sand Gulf beaches! One-of-a-kind community amenities include; TWO pools, playground, hiking/biking trails, kayak launch area, lakes, and more! Home is being built to Gold FORTIFIED Home™ certification, which may save on annual homeowner's insurance. Seller will contribute up to \$3,000 toward closing costs with preferred lender Estimated Completion of April 2023

Built in 2023

Essential Information

MLS® #	342183
Price	\$330,180
Sold Price	\$330,180
Closed Date	2023-05-17
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,948
Acres	0.19
Year Built	2023
Type	Residential
Sub-Type	Single Story
Status	Closed

Community Information

Address	13228 Shoshoney Circle
Area	Fairhope 10
Subdivision	Fairhope Falls
City	Fairhope
County	Baldwin
State	AL
Zip Code	36532

Amenities

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

Interior

Interior	Vinyl
Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Disposal, Microwave, Electric Range
Heating	Electric, Heat Pump
# of Stories	1
Stories	One

Exterior

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

School Information

Elementary	Fairhope East Elementary
High	Fairhope High

Additional Information

HOA Fees	700
HOA Fees Freq.	Annually

Listing Details

Listing Office	Dhi Realty Of Alabama, Llc
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