

# \$649,900 - 4612 Casablanca Drive, Orange Beach

MLS® #342610

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## \$649,900

4 Bedroom, 3.00 Bathroom, 2,573 sqft  
Residential on 0 Acres

Sunset Villas, Orange Beach, AL

\*\*\*Up to \$15,000 in concessions available!

Use toward closing costs, furniture allowance, or rate buy-down, as allowed by lender. Zoned for Short Term and Vacation Rentals in OBA!\*\*\*

This beautiful home offers both convenience and luxury! Boasting bay views and sea breezes, this could be your perfect getaway on Alabama's premier gulf coast. The Casablanca Plan features 4 bedrooms and 2.5 bathrooms with 2479 square feet of finished interior living space with over 230 square feet of usable porch space. The main living areas offer hardwood floors throughout, painted cabinets and Quartz countertops. The Primary Suite offers a spacious bedroom with a large bathroom and walk in closet. Each bathroom includes painted cabinets, Quartz countertops, tile, and designer finishes. And the exterior living areas are perfect for enjoying evenings on the coast - kick your feet up on the porch or take a walk down to the bay. Photos may be representative of finishes and actual selections may differ. Slow down, relax, and enjoy your new oasis in Orange Beach! \*\*Seller is offering \$15K credit to Buyer for closing costs, furniture credit, etc!\*\*



Built in 2022

## Essential Information

MLS® #	342610
Price	\$649,900

Sold Price	\$600,000
Closed Date	2023-10-19
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,573
Acres	0.25
Year Built	2022
Type	Residential
Sub-Type	Craftsman
Style	Craftsman
Status	Closed

### Community Information

Address	4612 Casablanca Drive
Area	Orange Beach 1
Subdivision	Sunset Villas
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

### Amenities

Utilities	Underground Utilities
Parking	Attached, Double Garage
View	Indirect Bay Side
Waterfront	Bay Access (Wlk <=1/4 Mi)

### Interior

Interior	Carpet, Tile, Laminate
Appliances	Dishwasher, Microwave, Electric Range, Refrigerator, Electric Water Heater
Heating	Central, ENERGY STAR Qualified Equipment
Cooling	Central Electric (Cool), Ceiling Fan(s), ENERGY STAR Qualified Equipment
Stories	Two

### Exterior

Exterior	Concrete Board
Exterior Features	Termite Contract

Lot Description	Less than 1 acre, No Trees, Subdivision
Windows	Window Treatments, Double Pane Windows
Roof	Metal, Ridge Vent
Construction	New Construction
Foundation	Slab

**School Information**

Elementary	Orange Beach Elementary
Middle	Orange Beach Middle
High	Orange Beach High

**Additional Information**

HOA Fees	1200
HOA Fees Freq.	Annually

**Listing Details**

Listing Office	Mike McMullen And Associates
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