

# **\$351,000 - 13050 Shoshoney Circle, Fairhope**

MLS® #342786

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## **\$351,000**

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

Fairhope Falls, Fairhope, AL

This premier lot in Fairhope Falls backs up to one of the large community ponds offering beautiful views with added privacy! Welcome to the ISABELLA Plan in popular Fairhope Falls! This one-story, 4 bed/2 bath home offers 1,948 square feet of open living space. The chef's kitchen opens into large dining/living space and showcases designer painted cabinets, granite countertops, stainless steel appliances, and a generous pantry. The primary bedroom suite boasts dual vanity sinks, Garden Tub, separate shower and spacious walk-in closet. All three bedrooms have sizeable closets as well as two extra linen closets in the hall. This brand new energy efficient home comes with thermal doors, Energy Star rated double pane windows, 14 SEER Carrier Heat Pump and is being built to GOLD Fortified Certification. Home also comes with 'Home is Connected' (SM) Smart Home package, 1-year builder's and 10 year structural warranty. Located off Hwy 104, Fairhope Falls is just minutes from charming downtown Fairhope, shopping, restaurants, award winning schools, and a quick drive to beautiful white sand Gulf beaches. Community amenities include TWO resort-style pools, playground, kayak launch area on Fish River, lakes, hiking and biking trails and more! Seller will contribute up to \$3,000 toward closing costs with preferred lender. Photos are of similar home and not necessarily of subject property, including interior and exterior colors, options and finishes. Estimated completion-



June 2023

Built in 2023

### Essential Information

MLS® #	342786
Price	\$351,000
Sold Price	\$348,000
Closed Date	2023-06-30
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,948
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Craftsman
Style	Craftsman
Status	Closed

### Community Information

Address	13050 Shoshoney Circle
Area	Fairhope 10
Subdivision	Fairhope Falls
City	Fairhope
County	Baldwin
State	AL
Zip Code	36532

### Amenities

Amenities	BBQ Area, Landscaping, Pool - Outdoor, Water Access-Deeded, Playground
Utilities	Fairhope Utilities
Parking	Double Garage, Automatic Garage Door
View	Direct Lake Front
Is Waterfront	Yes
Waterfront	Pond, River Acc (Wlk <=1/4 Mi)
Has Pool	Yes
Pool	Community, Association

**Interior**

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

**Exterior**

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

**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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