

\$1,650,000 - 32711 River Rd, Orange Beach

MLS® #343031

\$1,650,000

4 Bedroom, 4.00 Bathroom, 4,100 sqft
Residential on 1 Acres

Ono Island, Orange Beach, AL

Welcome to this Mediterranean style, Arthur Rutenberg designed home with a spacious open floor plan and gorgeous detailed 16 foot ceilings. This 4100 sqft home features 4 bedrooms, 3 ½ bathrooms, porcelain tile floors and plantation shutters throughout. It also features a spacious office, 3-car garage, climate-controlled storage room, and a rec-room with top of the line gym equipment to convey with the house. The gourmet kitchen includes all stainless-steel appliances, oversized island with a prep sink, and under & over lighting in cabinets. The wet bar features a built in ice maker and drink cooler. Master bedroom/bathroom features his & her vanities with sitting area, jetted soaker tub, walk-in dual shower, his & her closets with built-in storage, and access to covered back patio. Enjoy your screened in outdoor back patio featuring an outdoor kitchen with a built-in 30-inch stainless-steel Wilmington grill, gas fireplace, and heated pool with spill-over spa. The boat house includes 16,000 lb boat lift, adjustable Jet Ski lift, and stainless-steel cleaning station. Home is equipped with Simonton Storm Breaker Plus impact glass on front and back, Therma-Tru impact glass doors on rear of house, Crimsafe screens on side windows, PGT impact/insulated sliding doors, and a motorized Storm Secure Rolling Shutter protecting front door. A new stone coated steel roof was put on the house and boat house in 2021. New whole house 20 KW Cummins Propane Generator with Transfer Switch



installed in July 2020. Home sits in Flood Zone X and has never flooded. *Pre-recorded walkthrough videos available upon request.*
*The home is partially staged. Staged items will NOT convey with sale unless specifically purchased outside of contract with stager. *
Available upon request - full list of home features, upgrades and furniture to convey!

Built in 2004

Essential Information

MLS® #	343031
Price	\$1,650,000
Sold Price	\$1,638,150
Closed Date	2023-04-26
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,100
Acres	0.62
Year Built	2004
Type	Residential
Sub-Type	Single Story
Status	Closed

Community Information

Address	32711 River Rd
Area	Orange Beach 2
Subdivision	Ono Island
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

Amenities

Amenities	BBQ Area, Fitness Center, Pool - Indoor, Pool - Kiddie, On-Site Management, Pool - Outdoor, Tennis Court(s), Optional Club
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Utilities	Propane
Parking	Attached, Three Car Garage, Automatic Garage Door
# of Garages	3
View	Canal
Is Waterfront	Yes
Waterfront	Canal Front
Has Pool	Yes
Pool	Community, In Ground, Screen Enclosure

Interior

Interior	Tile
Interior Features	Central Vacuum, Breakfast Bar, Office/Study, Other Rooms (See Remarks), Recreation Room, Ceiling Fan(s), En-Suite, High Ceilings, Split Bedroom Plan, Storage, Vaulted Ceiling(s), Wet Bar
Appliances	Convection Oven, Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Gas Range, Refrigerator w/Ice Maker, Washer, Wine Cooler
Heating	Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Den, Gas Log, Outside
# of Stories	1
Stories	One

Exterior

Exterior	Stucco
Exterior Features	Irrigation Sprinkler, Outdoor Kitchen, Termite Contract, Gas Grill
Lot Description	Less than 1 acre, Irregular Lot, Waterfront, Pier, Boat Lift, Elevation-High
Windows	Window Treatments
Roof	See Remarks
Construction	Resale
Foundation	Slab

School Information

Elementary	Foley Elementary
High	Foley High

Additional Information

HOA Fees	1200
HOA Fees Freq.	Annually

Listing Details

Listing Office Exp Realty Seaside

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Listing information last updated on March 28th, 2024 at 4:00am CDT