

# **\$499,000 - 4297 County Road 6 Unit 406, Gulf Shores**

MLS® #343240

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## **\$499,000**

3 Bedroom, 3.00 Bathroom, 1,702 sqft

Residential on 0 Acres

BayJohn, Gulf Shores, AL

Exceptional boating and panoramic water views, located directly on the Bon Secour River. See virtual tour. Quiet and peaceful, just off the mainstream, yet within a few short miles to the beautiful gulf beaches, state park and local attractions. Immediate boating access to Bon Secour River, Oyster Bay, Mobile Bay and the Gulf of Mexico. This top floor corner unit is absolutely immaculate and has the best views of all. Bay John is a well maintained complex with great amenities and restricted entry. New roof in 2021. Very nice boat dock with assigned boat slip #33 and 6k lb boat lift (slip area is appx 17x25). Assigned, covered parking space and storage locker for water toys and beach gear. The main living area is super spacious with an open floor plan and lots of windows that capture water views the minute you walk through the door. Beautiful kitchen with solid surface countertops and high end LG stainless appliances. Large laundry area with added storage. It's been freshly painted, is mostly tile flooring, premium carpeting in the bedrooms and pristine furnishings. The oversize bedrooms can easily accommodate large families and group get togethers, each bedroom with a private bath. Access to the large screened balcony from the living room and primary bedroom. Upgraded HVAC system and recently replaced water heater. This complex is rent restricted from short term rentals (30 day min).

Built in 2006



## Essential Information

MLS® #	343240
Price	\$499,000
Sold Price	\$487,500
Closed Date	2023-05-18
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,702
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Condominium
Status	Closed

## Community Information

Address	4297 County Road 6 Unit 406
Area	Gulf Shores 2
Subdivision	BayJohn
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

## Amenities

Amenities	BBQ Area, Condo 2-Bdrms in Complex, Condo 3-Bdrms in Complex, Covered Entry, Fitness Center, Internet, Landscaping, Pool - Outdoor, Gated, Water Access-Deeded
Utilities	Cable Connected
Parking	Assigned, Covered, Parking Lot
# of Garages	1
View	Direct River Front, Southern View, Eastern View, Western View, Indirect ICW Side
Is Waterfront	Yes
Waterfront	Bay Access (Wlk <=1/4 Mi), Deeded Access, ICW Accs (Wlk <=1/4 Mi), River Acc (Wlk <=1/4 Mi), River Front
Has Pool	Yes
Pool	Community, Association

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), En-Suite, High Ceilings, Internet, Split Bedroom Plan
Appliances	Dishwasher, Disposal, Dryer, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer, Electric Water Heater
Heating	Electric
Cooling	Ceiling Fan(s)
Fireplaces	None
# of Stories	1
Stories	One

## Exterior

Exterior	Stucco
Exterior Features	Storage
Lot Description	Waterfront, Pier, Boat Lift
Windows	Window Treatments, Double Pane Windows
Construction	Resale
Foundation	Pilings

## School Information

Elementary	Gulf Shores Elementary
High	Gulf Shores High

## Additional Information

HOA Fees	630
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Re/max Of Gulf Shores
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