

\$2,500,000 - 3004 Dover Street, Orange Beach

MLS® #343430

\$2,500,000

4 Bedroom, 5.00 Bathroom, 2,956 sqft

Residential on 0 Acres

The Bluffs - Orange Beach, Orange Beach, AL

Don't miss this opportunity to own a completed and professionally furnished home in the brand-new beach front community, The Bluffs. Conveniently located right beside the newest beach front restaurant, CoastAL Orange Beach, this fully furnished 4 bedroom, 4 ½ bathroom house would make an excellent second home or investment property with only 3-night rental minimum and a conservative rental projection of \$160,000 on year one! The home sleeps up to 16 people, has an elevator servicing all four levels of the home, Gulf views from every balcony and features a top floor master suite, with a private Gulf view balcony, his & her vanities, large soaker tub, separate shower, and spacious walk-in closet. The kitchen features a Wolf range & microwave, Sub-Zero refrigerator, quartz counter tops, large island with prep sink, and wet bar with wine fridge and under counter ice maker. All bedrooms feature en-suite baths, with an additional half bath on the main level. The landing area on the 3rd floor is designed for a separate living area to relax including a sleeper sofa and additional seating, away from the main floor. Enjoy relaxing on your private patio featuring a gunite pool and grilling area, or head to the community beach access just steps from your front door. This home is built to Gold Fortified standards with high impact doors & windows and solid core interior doors. There is parking for 4 vehicles, with additional community parking spaces available. Home professionally



decorated by Melanie Martin Interiors and construction by Phil Harris. Some of the custom features thoughtfully added by the owner are: an additional private owners closet in the master bedroom, ceiling height kitchen cabinetry, full & queen built-in bunks with additional storage underneath and built in closet shelving, outdoor shower placement for more seating around the private pool, Sonos speakers with wall mounted tv's, and window treatments. *Pre-recorded video walkthrough available upon request*

Built in 2023

Essential Information

MLS® #	343430
Price	\$2,500,000
Sold Price	\$2,370,000
Closed Date	2023-06-02
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,956
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Raised Beach
Style	Raised Beach
Status	Closed

Community Information

Address	3004 Dover Street
Area	Orange Beach 1
Subdivision	The Bluffs - Orange Beach
City	Orange Beach
County	Baldwin
State	AL

Zip Code 36561

Amenities

Amenities Water Access-Deeded
Utilities Water Heater-Tankless
Parking Attached, Three or More Vehicles
View Direct Gulf Front, Indirect Gulf Side
Is Waterfront Yes
Waterfront Gulf Accs (Wlk <=1/4 Mi), Gulf Front - Building
Has Pool Yes
Pool In Ground, Association

Interior

Interior Tile, Wood
Interior Features Bunk Room, Ceiling Fan(s), Elevator, En-Suite, Storage, Wet Bar
Appliances Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Gas Range, Refrigerator, Washer, Wine Cooler
Heating Electric
Fireplace Yes
of Fireplaces 1
Fireplaces Living Room, Gas
Stories Four

Exterior

Exterior Concrete Board, Hardboard, Fortified-Gold
Exterior Features Outdoor Shower, Storage
Lot Description Less than 1 acre
Windows Window Treatments
Roof Metal
Construction Resale
Foundation Pilings, Slab

School Information

Elementary Orange Beach Elementary
High Orange Beach High

Additional Information

HOA Fees 700
HOA Fees Freq. Monthly

Listing Details

Listing Office Exp Realty Seaside

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