

# **\$489,000 - 25773 Canal Road Unit 40, Orange Beach**

MLS® #344189

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## **\$489,000**

2 Bedroom, 2.00 Bathroom, 1,276 sqft  
Residential on 0 Acres

Fish Camp, Orange Beach, AL

This beautiful, cozy cottage is being sold furnished with everything you need to move in and start living the dream. This adorable 2 bed/2bath cottage has a huge primary bedroom and bath, spacious open concept living area, high ceilings with crown molding, Plantation Shutters throughout, hard wood and tile floors (no carpet), stone countertops, stainless steel appliances, and a separate laundry room. New roof in 2022! Not just one, but 2 screened porches-a large welcoming porch in the front and a more private one out back, where you can enjoy evening music from a neighboring restaurant. This cottage has no adjoining neighbors on the left or rear and has a privacy fence. It's one of the more secluded and private cottages in the neighborhood. There's a back deck and a large outdoor storage room for all your boating and beach toys. In this charming bay front community, conveniently located in the heart of Orange Beach, you have two outdoor pools to enjoy (one bayside and one just steps from your front door), a marina with boat slips and lifts-available for lease at only 10K (upon availability) some slips are first come, and a beautiful clubhouse-with a fireplace, kitchen, lounging area, rocking chairs and swings, all for your enjoyment. The Fish Camp is just steps from Cosmos, Luna's, Buzz Cats, and just across the street from Big Fish and shopping. At this price with all of this is a rare find! Fish Camp has a 30 day minimum rental policy.



Built in 2011

## Essential Information

MLS® #	344189
Price	\$489,000
Sold Price	\$450,000
Closed Date	2023-06-16
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,276
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Cottage
Style	Cottage
Status	Closed

## Community Information

Address	25773 Canal Road Unit 40
Area	Orange Beach 1
Subdivision	Fish Camp
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

## Amenities

Amenities	BBQ Area, Clubhouse, Fishing, Landscaping, Meeting Room, Pool - Outdoor, Gated
Parking	Assigned, Side Entrance
View	Indirect Bay Side
Is Waterfront	Yes
Waterfront	Bay Access (Wlk <=1/4 Mi), Bay Front - Building
Has Pool	Yes
Pool	Community, Association

## Interior

Interior	Wood
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Interior Features	Ceiling Fan(s), En-Suite, High Ceilings
Appliances	Dishwasher, Disposal, Dryer, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer, Electric Water Heater
Heating	Heat Pump
Cooling	Central Electric (Cool), Heat Pump
# of Stories	1
Stories	One

## Exterior

Exterior	Concrete Board
Exterior Features	Storage, Termite Contract
Lot Description	Less than 1 acre, Level, Few Trees
Windows	Window Treatments
Roof	Metal
Construction	Resale
Foundation	Pillar/Post/Pier

## School Information

Elementary	Orange Beach Elementary
High	Orange Beach High

## Additional Information

HOA Fees	590
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Bellator Fairhope Section St
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