

# **\$699,000 - 31295 River Rd, Orange Beach**

MLS® #344710

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## **\$699,000**

4 Bedroom, 3.00 Bathroom, 2,238 sqft  
Residential on 0 Acres

Ono Island, Orange Beach, AL

Welcome to your dream home at 31295 River Rd in Orange Beach, AL! This property features a functional, efficient 4BR 3BA split-floor plan with an office area, perfect for a large family or those who love to entertain. Vaulted tray ceilings with crown molding throughout add a touch of elegance, while the cultured marble in the baths, granite counters in the kitchen, wood look tile and custom built ins in the living room provide both beauty and practicality. The 360 sf screened tiled Lanai, large utility room with a sink and central vacuum system are just a few of the many features that make this home stand out. With the natural and low-maintenance landscaping, you'll be able to spend more time enjoying your beautiful surroundings. The oversized 3-car garage, which can hold a 24' boat or 3 cars with room to work, is a handyman's dream. The lot, which measures 84 x 180, has NEVER FLOODED, and comes GOLD Fortified so you can rest assured that your investment is protected while also getting a reduced rate on insurance! The property is located in the private, gated community of Ono Island, which provides full-time security and guard. Association dues include access to the indoor and outdoor pool, recreation center, new playground, tennis courts, basketball courts, boat launch just down the street, and community center. Additional features include an inground dog fence and two collars that convey with the home, as well as a washer and dryer that will convey. The irrigation





system is on a well, to keep the water bill low and the hot water heater was replaced in 2022, so you can move in with confidence. Don't miss your chance to own this beautiful, functional, and private home in Orange Beach!

Built in 2005

**Essential Information**

MLS® #	344710
Price	\$699,000
Sold Price	\$678,560
Closed Date	2023-06-02
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,238
Acres	0.35
Year Built	2005
Type	Residential
Sub-Type	Contemporary
Style	Contemporary
Status	Closed

**Community Information**

Address	31295 River Rd
Area	Orange Beach 2
Subdivision	Ono Island
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

**Amenities**

Amenities	BBQ Area, Clubhouse, Fitness Center, Pool - Indoor, On-Site Management, Pool - Outdoor, Tennis Court(s), Optional Club, Playground
Utilities	Cable Connected
Parking	Attached, Three Car Garage, Automatic Garage Door
# of Garages	3



View	None/Not Applicable
Waterfront	No Waterfront
Has Pool	Yes
Pool	Community

## Interior

Interior	Carpet, Tile
Interior Features	Central Vacuum, Office/Study, Ceiling Fan(s), En-Suite, High Ceilings, Split Bedroom Plan, Vaulted Ceiling(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer
Heating	Electric
Cooling	Ceiling Fan(s)
# of Stories	1
Stories	One

## Exterior

Exterior	Stucco
Exterior Features	Irrigation Sprinkler
Lot Description	Less than 1 acre, Elevation-High
Windows	Window Treatments
Roof	Metal
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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