

# **\$665,000 - 25773 Canal Road Unit 25, Orange Beach**

MLS® #344961

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## **\$665,000**

3 Bedroom, 3.00 Bathroom, 2,000 sqft  
Residential on 0 Acres

Fish Camp, Orange Beach, AL

Immaculate private wooded lot custom built cottage located in tranquil, gated Fish Camp community. Bring your boat or jet ski's. Boat slips are available for \$10K as well as a first come-first serve slip for owners use (currently a waiting list for personal boat slip). This home has a waterfront view of Wolf Bay in Orange Beach. Open living, dining and kitchen complete with propane log fireplace and lots of natural light. Laundry closet and back deck immediately off kitchen. Enjoy Stainless Steel appliances complete with granite, separate pantry, and bird watching in the preserved natural habitat. Beautiful hardwood floors, crown molding, custom Roman shades and recessed lighting throughout main living areas. All three bedrooms are large, located on the second floor and feature wonderful natural light. Master has en-suite bathroom with large tiled shower, jetted garden tub, water closet, dual vanity and walk-in closet. French doors from master lead to quiet, private screened porch with view of magnolias and beautiful Wolf Bay sunsets. A tiled floor guest bathroom, outfitted with single vanity and shower/tub combo located upstairs; and, a powder room downstairs. Additional features include access to Fish Camp community amenities, marina, two pools, first come boat slip, new metal roof, new exterior & interior paint, updated kitchen, new screen on porch, ADT security system, Bose surround sound, HVAC in excellent condition, upstairs indoor unit installed 09/2011, outdoor installed 04/2020 and the



downstairs system installed 07/2019  
(2020/2019), plenty of storage and adjacent  
parking. Boat slip to be reserved separately for  
\$10K. Minimum of 30 day rental.

Built in 2004

**Essential Information**

MLS® #	344961
Price	\$665,000
Sold Price	\$615,000
Closed Date	2023-09-07
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,000
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Cottage
Style	Cottage
Status	Closed

**Community Information**

Address	25773 Canal Road Unit 25
Area	Orange Beach 1
Subdivision	Fish Camp
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

**Amenities**

Amenities	BBQ Area, Clubhouse, Fishing, Landscaping, Pool - Outdoor, Gated, Water Access-Deeded
Utilities	Cable Connected
Parking	Parking Lot
View	Indirect Bay-Across Rd

Waterfront	Bayou Accs (Wlk <=1/4 Mi), Deeded Access
Has Pool	Yes
Pool	Community, In Ground, Association

## Interior

Interior	Tile, Wood
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator w/Ice Maker, Washer, Wine Cooler
Heating	Electric, Central
Fireplace	Yes
# of Fireplaces	1
Stories	Two

## Exterior

Exterior	Concrete Board, Wood Frame
Lot Description	Corner Lot, Wooded
Roof	Metal
Construction	Resale
Foundation	Pillar/Post/Pier

## School Information

Elementary	Orange Beach Elementary
High	Orange Beach High

## Additional Information

HOA Fees	640
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Keller Williams Agc Realty - Orange Beach
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