

# \$463,121 - 130 Ornate Avenue, Fairhope

MLS® #345238

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## \$463,121

4 Bedroom, 3.00 Bathroom, 2,339 sqft  
Residential on 0 Acres

The Tracery, Fairhope, AL

Welcome home to the Macon Plan by Truland Homes in The Tracery on one of the last remaining lots. Exterior lot of the subdivision that backs up the the wooded wetlands for your own private oasis. This home comes tons of upgrades including wood flooring throughout the living, dining, kitchen area, granite counters in kitchen and master bath, gas log fireplace in the family room, custom-crafted cabinets throughout with painted upgrade in the kitchen, and ceramic tiled shower in master bath. From this impressive entry way into the great room with it's 10 foot ceiling surrounded by crown molding, it will catch your breath at the airy open space for living, dining, and entertaining. Planning, preparing and sharing meals here in the spacious island in the kitchen connected to a large breakfast area can be a joy. A roomy master sanctuary with vaulted ceiling and a bathroom with double vanities also his & her closets. Gather around the cozy corner fireplace, a comfort on cool southern evenings. Live surrounded by the tasteful finishes you've come to expect from a Truland Home, a solace after a day out in the world. Wood flooring, painted kitchen cabinets, built-in mud bench, large corner pantry, multiple walk-in closets, and Gold Fortified Certification, along with the comfort from a Builders insured Home Warranty. Tracery by Truland Homes a beautiful neighborhood that is tucked into the woods but minutes from everything Fairhope. Explore the Truland Homes to find them with



height, light, open and with detail. Estimated completion September 2023. Fairhope Single Tax Colony land.

Built in 2023

**Essential Information**

MLS® #	345238
Price	\$463,121
Sold Price	\$457,950
Closed Date	2023-08-31
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,339
Acres	0.29
Year Built	2023
Type	Residential
Sub-Type	Craftsman
Style	Craftsman
Status	Closed

**Community Information**

Address	130 Ornate Avenue
Area	Fairhope 8
Subdivision	The Tracery
City	Fairhope
County	Baldwin
State	AL
Zip Code	36533

**Amenities**

Amenities	None
Utilities	Natural Gas Connected, Underground Utilities, Fairhope Utilities, Riviera Utilities
Parking Spaces	6
Parking	Attached, Double Garage, Automatic Garage Door
View	None/Not Applicable
Waterfront	No Waterfront

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), Split Bedroom Plan, Vaulted Ceiling(s)
Appliances	Dishwasher, Disposal, Microwave, Gas Range, Gas Water Heater
Heating	Central
Cooling	Central Electric (Cool), Ceiling Fan(s), SEER 14
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Great Room
# of Stories	1
Stories	One

## Exterior

Exterior	Brick, Vinyl Siding, Hardboard, Block, Fortified-Gold
Exterior Features	Termite Contract
Lot Description	Less than 1 acre, Level
Windows	Double Pane Windows
Roof	Composition, Ridge Vent
Construction	New Construction
Foundation	Slab

## School Information

Elementary	Fairhope East Elementary,Not Applicable
Middle	Fairhope Middle
High	Fairhope High

## Additional Information

Zoning	Single Family Residence
HOA Fees	525
HOA Fees Freq.	Annually

## Listing Details

Listing Office	Bellator Re & Dev-eastern Shor
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