

# \$550,000 - 4688 Walker Avenue, Orange Beach

MLS® #345258

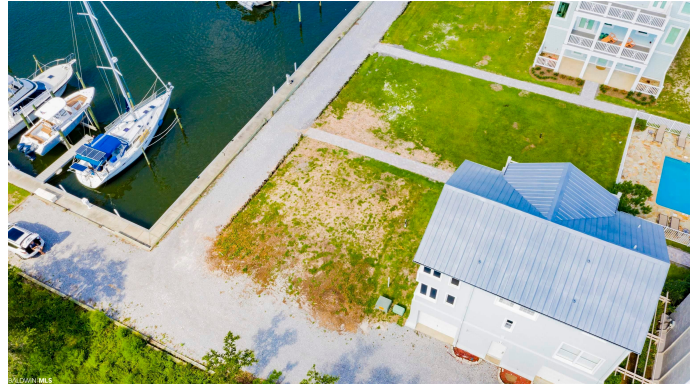
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**\$550,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

Orinoco Cove, Orange Beach, AL

Great waterfront lot (C4) on Mess About Marina with arguably one of the BEST direct Bay views in all of Orange Beach of the Perdido Pass Bridge and Robinson Island. Less than a mile boat ride to the Gulf of Mexico. Walking distance to Playa, Tiki Bar, Sportsman Marina, City dog park, or a short golf cart ride to Bear Point Marina. This lot comes with a deeded 18x45' boat slip (#33) that holds up to a 50' boat. A new 12,000 lb remote control Gem lift that can hold up to a 35' boat was installed in 2022 and was built 18' wide to accommodate a yacht over the lift in the water. This neighborhood is low-density and allows weekly rentals, has a wonderful pool, and clubhouse with bathrooms, showers, grills, and an ice machine. Very strong HOA w/no assessments required during Hurricane Sally. Well is already been drilled for the GEO Thermal HVAC system as well as a transformer for power. This lot is ready for you to build your Beach House. This is an equitable interest listing where seller is selling only an option contract or assigning an interest in a contract, such as a purchase and sale agreement or a contract for deed. In this situation, the seller does not have legal title to the property, but the equitable interest gives seller the right to acquire legal title. HOA fee \$198 month.



## Essential Information

MLS® #	345258
Price	\$550,000
Sold Price	\$525,000
Closed Date	2023-10-27
Bathrooms	0.00
Acres	0.04
Type	Land
Sub-Type	Residential Lots
Status	Closed

### Community Information

Address	4688 Walker Avenue
Area	Orange Beach 1
Subdivision	Orinoco Cove
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

### Amenities

Amenities	BBQ Area, Clubhouse, Fencing, Fishing, Gazebo, Landscaping, Pool - Outdoor, Wheelchair Accessible, Water Access-Deeded
View	Southern View, Western View
Is Waterfront	Yes
Waterfront	Bay Front

### Exterior

Lot Description	Zero Lot Line, Less than 1 acre, Corner Lot, Waterfront, Pier
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### School Information

Elementary	Orange Beach Elementary
Middle	Orange Beach Middle
High	Orange Beach

### Additional Information

HOA Fees	198
HOA Fees Freq.	Monthly

### Listing Details

Listing Office	Wise Living Real Estate, Llc
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Listing information last updated on May 12th, 2024 at 12:30pm CDT