

\$434,900 - 25861 Canal Road Unit 38, Orange Beach

MLS® #345395

\$434,900

2 Bedroom, 2.00 Bathroom, 725 sqft

Residential on 0 Acres

Bayview, Orange Beach, AL

Must see this newly renovated unit in popular Bayview overlooking Wolf Bay. This unit does have deeded boat slip #201 that is 30 feet and right off the launch on the end. This complex has it all... Boat storage, pool, boat launch on site, and first come boat slips. This unit was updated in 2020 and has never been a rental. All furnishings will remain. The complex has recently undergone major renovations as well with new siding, new paint and new metal roof.

The marina is new with nice lighted boardwalks and two gazebos. This complex truly has it all. The unit has 2 bedrooms with the master having a king bed. The spare room has custom built queen bunks with built in cubbies with power and charging station. The bunks also have a tv in each one and curtains for privacy. The master bath has a new tub/shower with new fixtures and new vanity. The master bedroom has pretty shiplap on an accent wall. The living room has nice shelving and overlooks the deck. The kitchen has updated appliances and a new dishwasher with granite countertops and tile floors throughout. The hall bath is updated with new vanity and fixture and has shiplap accent walls. The deck has a great view of Wolf Bay and the unit is a short walk to the pool and the marina. The parking underneath has a storage room with a refrigerator and gas grill. There is also a rod storage cabinet attached and will remain. Jet ski dock also first come. Lifts can be purchased through the association at additional cost. Sofa has hide a bed and



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single foldout in closet. Assessment has been \$2500 the last 2 years. ***Located in building 1*** Seller is licensed broker in the State of AL.

Built in 1984

Essential Information

| | |
|----------------|-------------|
| MLS® # | 345395 |
| Price | \$434,900 |
| Sold Price | \$440,000 |
| Closed Date | 2023-06-09 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 725 |
| Acres | 0.00 |
| Year Built | 1984 |
| Type | Residential |
| Sub-Type | Condominium |
| Status | Closed |

Community Information

| | |
|-------------|--------------------------|
| Address | 25861 Canal Road Unit 38 |
| Area | Orange Beach 1 |
| Subdivision | Bayview |
| City | Orange Beach |
| County | Baldwin |
| State | AL |
| Zip Code | 36561-3826 |

Amenities

| | |
|---------------|--|
| Amenities | Fishing, Gazebo, Pool - Outdoor, Gated |
| Utilities | Cable Connected |
| Parking | Covered, Parking Lot |
| View | Direct Bay Front |
| Is Waterfront | Yes |
| Waterfront | Bay Access (Wlk <=1/4 Mi) |
| Has Pool | Yes |

Pool Community, Association

Interior

Interior Tile

Interior Features Bunk Room, Ceiling Fan(s)

Appliances Dishwasher, Microwave, Electric Range, Refrigerator w/Ice Maker,
Washer/Dryer Stacked

Heating Central

Cooling Central Electric (Cool)

of Stories 1

Stories One

Exterior

Exterior Hardboard, Wood Siding, Steel Frame

Construction Resale

Foundation Pillar/Post/Pier, Pilings

School Information

Elementary Orange Beach Elementary

High Orange Beach High

Additional Information

HOA Fees 425

HOA Fees Freq. Monthly

Listing Details

Listing Office Greater Mobile Realty, Llc

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