

\$1,250,000 - 2477 Ponce De Leon Court, Gulf Shores

MLS® #346040

\$1,250,000

5 Bedroom, 4.00 Bathroom, 2,300 sqft
Residential on 0 Acres

Heritage Shores, Gulf Shores, AL

NEWLY BUILT & COMPLETED May 2023... this is easily the BEST HOME FOR THE PRICE IN THE AREA. At 5 bedrooms/3-1/2 baths this home is destined to be a rental machine with reservations already on the books. If it's a 2nd home you're looking for than this home will please the pickiest of buyers. As you walk through you'll notice the beautiful furnishings, fixtures, and colors that shine in the abundance of light that flows throughout the home. Located in the Heritage Shores community you'll have access to 2 outdoor pools, club house, tennis/basketball courts, and quick beach access. The views from the decks are breathtaking and the sounds of the waves will soothe as you relax with friends and family. Rental projections are on file with listing agent and are estimated at \$125,000 gross income per year. Don't miss your opportunity to own an amazing brand-new beach house that will provide for years of fun, entertainment, and the potential to create an amazing investment opportunity.



Built in 2023

Essential Information

MLS® #	346040
Price	\$1,250,000
Sold Price	\$1,200,000
Closed Date	2023-07-03
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,300
Acres	0.16
Year Built	2023
Type	Residential
Sub-Type	Raised Beach
Style	Raised Beach
Status	Closed

Community Information

Address	2477 Ponce De Leon Court
Area	Fort Morgan
Subdivision	Heritage Shores
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

Amenities

Amenities	Clubhouse, Landscaping, Pool - Outdoor, Tennis Court(s), Other
Utilities	Cable Available, Gulf Shores Utilities, Cable Connected
Parking	Attached, Double Carport, Three or More Vehicles
View	Indirect Gulf Side, Other-See Remarks, Southern View, Indirect Gulf-Across Rd
Waterfront	Beach Accs (Wlk <=1/4 Mi), Beach Side - Building, Deeded Access, Gulf Accs (Wlk <=1/4 Mi), Public Acc (Wlk <=1/4 Mi), Other-See Remarks, Tier 2
Has Pool	Yes
Pool	Community, Association

Interior

Interior	Laminate
Interior Features	Ceiling Fan(s), En-Suite, High Ceilings, Internet
Appliances	Dishwasher, Disposal, Dryer, Microwave, Other, Electric Range, Refrigerator w/Ice Maker, Washer, Electric Water Heater
Heating	Electric, Central
Cooling	Central Electric (Cool), Ceiling Fan(s), HVAC (SEER 16+)
Fireplaces	None

Stories	Two
Exterior	
Exterior	Concrete Board, Fortified-Gold, Other, Wood Frame
Exterior Features	Outdoor Shower
Lot Description	Less than 1 acre
Windows	Window Treatments, Double Pane Windows
Roof	Metal
Construction	New Construction
Foundation	Pilings, Slab

School Information

Elementary	Foley Elementary
High	Foley High

Additional Information

HOA Fees	200
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Reed Real Estate & Const., Inc
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