

\$789,000 - 2865 Straits Boulevard, Gulf Shores

MLS® #347138

\$789,000

3 Bedroom, 3.00 Bathroom, 2,290 sqft
Residential on 0 Acres

Waterways, Gulf Shores, AL

Welcome to Waterways Subdivision, one of the most sought after Luxury Waterfront Neighborhoods on the Gulf Coast. A private gated community, offering 60 private homesites, built fortified gold, nestled among 20 acres on the Intracoastal Waterway with nature walking trails, hi-speed fiber optics, private boat launch, private Marina w/ deeded Boat Slips, day slips for guests, private Community Pool w/ trellises for outdoor dining/gathering and a large common area/green space for enjoying picnics and coastal breezes! HOA fees include lawn care and irrigation for your private residence. Waterways homes are all appointed with high-end finishes, large crown molding & baseboards, casement windows & doors, streamline SS appliances w/ availability to upgrade, gas cooktop dual fuel range, soft close custom cabinetry & drawers, marble, quartz or granite countertops, engineered hardwood, upscale ceramic throughout baths w/ walk-in shower in Master, free standing tubs, tankless hot water heaters and screened in patios, painted brick and hardi exterior w/ cypress and copper accents w/ beautiful accent lighting. Boat slips are priced separately at \$60,000 for non-waterfront lots and dry storage from \$20,000 to \$35,000. The Pacific Floor Plan offers 3/2.5, 2 car garage plu an office/bonus room, 2290 sqft, estimated completion is July 2024. Developer will add an elevator for an additional cost. Call your realtor for more details!



Built in 2023

Essential Information

MLS® #	347138
Price	\$789,000
Sold Price	\$850,750
Closed Date	2024-03-28
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,290
Acres	0.16
Year Built	2023
Type	Residential
Sub-Type	Contemporary
Style	Contemporary
Status	Closed

Community Information

Address	2865 Straits Boulevard
Area	Gulf Shores 2
Subdivision	Waterways
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

Amenities

Amenities	BBQ Area, Pool - Outdoor, Gated, Other
Utilities	Gulf Shores Utilities
Parking	Double Garage
View	None/Not Applicable
Is Waterfront	Yes
Waterfront	ICW Accs (Wlk <=1/4 Mi)
Has Pool	Yes
Pool	Community, Association

Interior

Interior	Tile, Wood
Interior Features	En-Suite, High Ceilings, Internet, Split Bedroom Plan, Storage
Appliances	Dishwasher, Microwave, Gas Range, Refrigerator w/Ice Maker
Cooling	Central Electric (Cool)
Stories	Two

Exterior

Exterior	Brick, Hardboard, Wood Frame
Exterior Features	Irrigation Sprinkler, Termite Contract
Lot Description	Less than 1 acre
Roof	Composition
Construction	New Construction
Foundation	Slab

School Information

Elementary	Gulf Shores Elementary
Middle	Gulf Shores Middle
High	Gulf Shores High

Additional Information

HOA Fees	350
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Re/max Of Gulf Shores
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