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

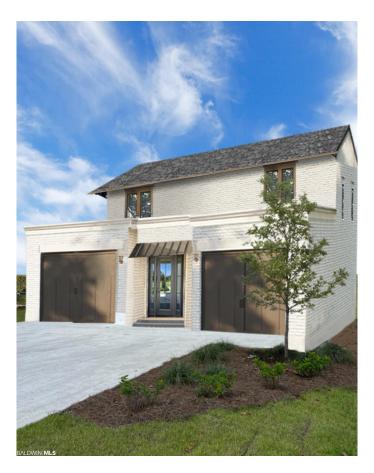
MLS® #347138

#### \$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
Туре	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 (WIk <=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	Тwo

#### 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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Listing information last updated on May 9th, 2024 at 7:00pm CDT