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

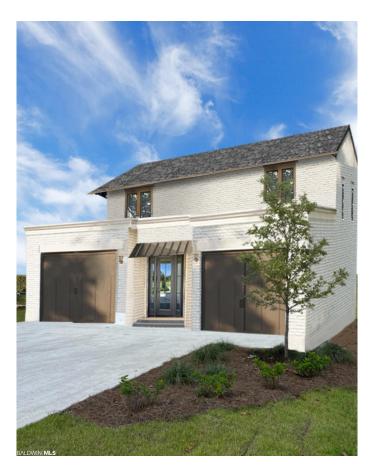
MLS® #347138

\$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