

\$581,686 - 31835 Marvanna Drive, Spanish Fort

MLS® #347633

\$581,686

4 Bedroom, 3.00 Bathroom, 2,749 sqft

Residential on 0 Acres

Rayne Plantation, Spanish Fort, AL

DESIGNED WITH ALL LIFESTYLES IN MIND, the HICKORY plan built by Truland Homes is sure to please! This popular plan is nestled in the fabulous Rayne Plantation subdivision.

Step on to the grandiose front porch with pine ceiling and enter the home through the double wooden front door. Open concept floorplan creates a light and airy environment straight away from the foyer. Inviting formal dining room brings a touch of elegance to this functional floorplan. Beautiful hardwood flooring flows from the foyer to the dining room and into the great room. Great room boasts soaring ceilings and gas fireplace. Gourmet kitchen includes stainless steel range, dishwasher, and mounted microwave. Bar overhang can easily seat guests with chairs or barstools. Breakfast nook off the kitchen includes windows galore as well as access to the large rear covered patio. This "split" floorplan showcases 2 bedrooms with large closets on one side of the home. Huge primary bedroom with an abundance of windows invites one to retire in its serenity. Enter the lavish primary bath with garden tub, double vanities, tiled shower and separate water closet. Magnificent space in the primary closet is utilized by an abundance of wood shelving. From the garage, convenient "drop-zone" includes custom mud bench as well as a nice sized laundry room. Enormous 4th bedroom upstairs with large closet can easily be used as a guest room or bonus room. Enjoy the community pools and



playground! This is an equitable interest listing where seller is selling only an option contract or assigning an interest in a contract, such as a purchase and sale agreement or a contract for deed. In this situation, the seller does not have legal title to the property, but the equitable interest gives seller the right to acquire legal title.

Built in 2023

Essential Information

MLS® #	347633
Price	\$581,686
Sold Price	\$581,686
Closed Date	2023-08-22
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,749
Acres	0.29
Year Built	2023
Type	Residential
Sub-Type	Traditional
Style	Traditional
Status	Closed

Community Information

Address	31835 Marvanna Drive
Area	Spanish Fort
Subdivision	Rayne Plantation
City	Spanish Fort
County	Baldwin
State	AL
Zip Code	36527

Amenities

Amenities	BBQ Area, Pool - Outdoor, Playground
Utilities	Natural Gas Connected, Underground Utilities, Fairhope Utilities, North

	Baldwin Utilities, Riviera Utilities
Parking	Attached, Double Garage
View	None/Not Applicable
Waterfront	No Waterfront
Has Pool	Yes
Pool	Community, Association

Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Eat-in Kitchen, Ceiling Fan(s)
Appliances	Dishwasher, Disposal, Microwave, Cooktop, Gas Water Heater
Heating	Heat Pump
Cooling	Heat Pump, Ceiling Fan(s), SEER 14
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Great Room
Stories	Two

Exterior

Exterior	Brick, Concrete Board, Fortified-Gold
Exterior Features	Irrigation Sprinkler, Termite Contract
Lot Description	Less than 1 acre
Windows	Double Pane Windows
Roof	Composition
Construction	Resale
Foundation	Slab

School Information

Elementary	Stonebridge Elementary
Middle	Spanish Fort Middle
High	Spanish Fort High

Additional Information

Zoning	Single Family Residence
HOA Fees	1200
HOA Fees Freq.	Annually

Listing Details

Listing Office	Bellator Re & Dev-eastern Shor
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