

# **\$1,250,000 - 31743 River Rd, Orange Beach**

MLS® #347892

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## **\$1,250,000**

5 Bedroom, 4.00 Bathroom, 3,356 sqft  
Residential on 1 Acres

Ono Island, Orange Beach, AL

Dreaming of living on a private island? Here is your Chance to call Ono Island home! This beautiful 5 bedroom 4 bathroom home has received many recent upgrades including new metal roof in 2021, new screen porch, new pool decking, new pollywood boards on the boardwalk to the boat house and many others.

The interior of the home has wood flooring running throughout with tons of natural light highlighting the vaulted ceiling and plantation shutters throughout along with a tankless water heater. The kitchen boasts granite countertops, stainless steel appliances, custom cabinetry, and a large breakfast bar that seats five. The master bedroom is spacious and comes equipped with a large ensuite featuring his and her vanities, tiled shower, soaker tub and private water closet. The downstairs guest quarters offer a fully equipped kitchen, living area along with bathroom/laundry room. The third level loft is located on the top floor and can sleep up to seven guest. This home is located on a private canal just minutes away from restaurants private beaches and the Gulf of Mexico. life is easier down here when you have your own private boat house with a lift. After a day out fishing or out by the beach, simply pull your boat or jet ski onto your lift and go relax in your swimming pool or hot tub. ONO island features private boat launch, Rec center with outdoor and heated pools, Gym and cardio area, basketball, Pickle ball, and tennis courts. 24 hour gated security and City of Orange



Beach fire station with a four minute or less average response time. YOUR ONLY REGRETS WILL BE YOU DIDN'T MOVE TO PARADISE SOONER :) All information and measurements are assumed to be accurate and should be verified by the buyer and buyers agent.

Built in 2001

### Essential Information

MLS® #	347892
Price	\$1,250,000
Sold Price	\$1,250,000
Closed Date	2023-08-07
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,356
Acres	0.75
Year Built	2001
Type	Residential
Sub-Type	Traditional
Style	Traditional
Status	Closed

### Community Information

Address	31743 River Rd
Area	Orange Beach 2
Subdivision	Ono Island
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

### Amenities

Amenities	Clubhouse, Conference Center, Fitness Center, Pool - Indoor, Pool - Outdoor, Tennis Court(s)
Parking	Double Carport

View	Northern View, Canal
Is Waterfront	Yes
Waterfront	Canal Front
Has Pool	Yes
Pool	Community, In Ground

## Interior

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Gas Range, Refrigerator w/Ice Maker, Tankless Water Heater
Heating	Electric
Cooling	Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log
Stories	Two

## Exterior

Exterior	Hardboard, Wood Frame
Exterior Features	Irrigation Sprinkler
Lot Description	Less than 1 acre, Few Trees, Waterfront, Pier, Subdivision
Roof	Metal
Construction	Resale
Foundation	Pilings, Slab

## School Information

Elementary	Foley Elementary
Middle	Foley Middle
High	Foley High

## Additional Information

Zoning	Single Family Residence
HOA Fees	2119
HOA Fees Freq.	Annually

## Listing Details

Listing Office	World Impact Real Estate
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Listing information last updated on May 14th, 2024 at 9:15pm CDT