

# **\$254,900 - 22323 Cotton Creek Drive Unit 401, Gulf Shores**

MLS® #348101

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## **\$254,900**

2 Bedroom, 2.00 Bathroom, 1,400 sqft  
Residential on 0 Acres

Creekside Villas, Gulf Shores, AL

DOUBLE OPEN HOUSE SAT 8/26! COME SEE #401 and #304 at Creekside Villas. You will not want to miss this super cute townhouse that is only a short drive to the beach, OWA, Tanger Outlets, and tons of restaurants and entertainment. With a split floor plan of 2 bed and 2 bath, as you enter the home the kitchen with its many updates is your first view. Quartz counter tops, bay window with plantation blinds, all upgraded stainless steel appliances that include a convection gas stove/oven, and plenty of cabinets for storage. Both bathrooms have been updated with the master having a soaking tub, subway tile to the ceiling, and quartz counter tops. Guest bath has a tiled shower with a no-frame glass shower door, and quartz counter tops also. Crown molding throughout, ceramic tile in kitchen and both baths, and LVP in living and bedrooms. This is a corner unit so that makes your patio right off of the living room super private. HOA's are \$333 per month and includes lawn-landscape maintenance, maintains outside of home, taxes on common area, trash, pest control, and insurance on building. New HVAC in 2021. Only 16 units with an inground pool, gazebo with a grill, and entertaining space.



Built in 2007

## **Essential Information**

MLS® #	348101
Price	\$254,900

Sold Price	\$251,500
Closed Date	2023-09-22
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,400
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Townhouse
Status	Closed

## Community Information

Address	22323 Cotton Creek Drive Unit 401
Area	Gulf Shores 2
Subdivision	Creekside Villas
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

## Amenities

Amenities	BBQ Area, Gazebo, Landscaping, Pool - Outdoor
Utilities	Natural Gas Connected, Gulf Shores Utilities, Riviera Utilities
Parking	Attached, Single Garage
View	Pool Area View
Waterfront	No Waterfront
Has Pool	Yes
Pool	Community, Association

## Interior

Interior	Tile, Vinyl
Interior Features	Eat-in Kitchen, Ceiling Fan(s), En-Suite, High Ceilings
Appliances	Convection Oven, Cooktop, Dishwasher, Ice Maker, Microwave, Gas Range, Electric Water Heater
Heating	Electric, Central
Cooling	Central Electric (Cool), Ceiling Fan(s)
Fireplaces	None
# of Stories	1

Stories	One
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**Exterior**

Exterior	Brick, Hardboard
Exterior Features	Termite Contract
Lot Description	Irregular Lot
Windows	Double Pane Windows
Roof	Metal
Construction	Resale
Foundation	Slab

**School Information**

Elementary	Gulf Shores Elementary
High	Gulf Shores High

**Additional Information**

HOA Fees	333
HOA Fees Freq.	Monthly

**Listing Details**

Listing Office	Beyond The Sail Realty
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