

\$439,500 - 12702 Squirrel Drive, Spanish Fort

MLS® #348255

\$439,500

4 Bedroom, 3.00 Bathroom, 2,581 sqft
Residential on 0 Acres

Grace Magnolias, Spanish Fort, AL

This elegant house is located in the desirable Community of Grace Magnolias. This GOLD FORTIFIED Truland "Rockport Plan" home sits on ~1/2 acre overlooking 2 ponds that are stocked with freshwater fish. This modern home comes with "Smart Technology" that provides the luxury lifestyle you deserve. Upon entry through the front door, you immediately notice the oversized living spaces and 11' ceilings. You are taken back by the large windows and gas fireplace. The kitchen is open to the living and breakfast areas. The kitchen cabinets are white with gold hardware and you have plenty of room with a large island. This house comes *Partially furnished* and MOVE IN READY!! The primary bedroom suite has a tray ceiling, crown molding, two vanities, tiled shower, separate bathtub and two walk in closets. You will find lots storage throughout this spacious house. This home has nice looking and upgraded wood flooring. There's a split bedroom floorplan on one side of the house and a spacious guest bedroom on the other side of the house. Smart Home features include: Ring doorbell, smart wifi light switches, garage door opener, and thermostat and security system. PWSC 2-10 warranty remains on this property. All information deemed reliable and accurate. Buyer to verify all information during due diligence. *Partially furnished* excludes some furniture, and personal items, see listing agent for further.



Built in 2021

Essential Information

MLS® #	348255
Price	\$439,500
Sold Price	\$435,000
Closed Date	2023-08-02
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,581
Acres	0.49
Year Built	2021
Type	Residential
Sub-Type	Single Story
Status	Closed

Community Information

Address	12702 Squirrel Drive
Area	Spanish Fort
Subdivision	Grace Magnolias
City	Spanish Fort
County	Baldwin
State	AL
Zip Code	36527

Amenities

Utilities	Fairhope Utilities, North Baldwin Utilities, Riviera Utilities
Parking	Attached, Double Garage, Automatic Garage Door
# of Garages	2
View	None/Not Applicable, Western View
Waterfront	Pond

Interior

Interior	Tile, Wood
Interior Features	Breakfast Bar, Eat-in Kitchen, Entrance Foyer, Ceiling Fan(s), En-Suite, High Ceilings, Internet, Split Bedroom Plan, Storage
Appliances	Dishwasher, Disposal, Microwave, Gas Range, ENERGY STAR Qualified Appliances

Heating	Electric, Heat Pump
Cooling	Central Electric (Cool), Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Den, Gas Log
# of Stories	1
Stories	One

Exterior

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

School Information

Elementary	Rockwell Elementary
High	Spanish Fort High

Additional Information

Zoning	Single Family Residence
HOA Fees	300
HOA Fees Freq.	Annually

Listing Details

Listing Office	Elite Real Estate Solutions, Llc
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