

\$1,675,000 - 3181 Egret Run, Orange Beach

MLS® #348266

\$1,675,000

5 Bedroom, 5.00 Bathroom, 2,555 sqft
Residential on 0 Acres

The Osprey, Orange Beach, AL

Brand new, fully furnished, MOVE-IN READY home in The Osprey! The Osprey is a popular new luxury waterfront community on Cotton Bayou. This development features a large zero entry pool with sun shelves, brick paved streets, and assigned COVERED BOAT SLIPS. If you enjoy boating in Orange Beach, this is the spot for you! This gorgeous home features high-end GE Monogram appliances including a gas range and under counter ice maker, Speed Queen washer and dryer, quartz countertops, custom cabinets, custom tiled showers with glass shower doors, wood ceilings and shiplap walls, spray foam insulation in the attic, an elevator, outdoor shower, nautical handrails, IPE decking, electric vehicle outlet, on-demand hot water heater, and is certified Fortified Gold. Home conveys with a 38' COVERED BOAT SLIP! This home is in a great location right next to the beautiful pool and is a short walk to the marina boardwalk. This is a great home to use for yourself or to use as a rental investment. Short term rentals are allowed and the rental projections came in at \$140,000 per year. Home is being sold fully furnished and move in ready! The Osprey is just a short boat ride to most of the island's popular waterfront dining spots including Zeke's, Tacky Jack's, Cobalt, and Flora Bama Yacht Club. Only minutes to Perdido Pass, the Gulf of Mexico and world class fishing. Right across the street from the beach!



Built in 2023

Essential Information

MLS® #	348266
Price	\$1,675,000
Sold Price	\$1,569,000
Closed Date	2023-11-17
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,555
Acres	0.04
Year Built	2023
Type	Residential
Sub-Type	Raised Beach
Style	Raised Beach
Status	Closed

Community Information

Address	3181 Egret Run
Area	Orange Beach 1
Subdivision	The Osprey
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

Amenities

Amenities	Landscaping, Pool - Outdoor, Water Access-Deeded
Utilities	Natural Gas Connected
Parking Spaces	6
Parking	Three or More Vehicles
View	Marina View, Pool Area View, Western View, Indirect Bayou Side
Is Waterfront	Yes
Waterfront	Bay Access (Wlk <=1/4 Mi), Bayou Accs (Wlk <=1/4 Mi), Deeded Access
Has Pool	Yes
Pool	Community, Association

Interior

Interior	Other Floors-See Remarks, Vinyl
Interior Features	Elevator, High Ceilings
Appliances	Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Gas Range, Refrigerator w/Ice Maker, Washer
Heating	Electric
Stories	Three Or More

Exterior

Exterior	Concrete Board, Fortified-Gold
Exterior Features	Outdoor Shower, Storage, Termite Contract
Lot Description	Less than 1 acre, Zero Lot Line, Pier, Subdivision
Roof	Metal
Construction	New Construction
Foundation	Pilings

School Information

Elementary	Orange Beach Elementary
Middle	Orange Beach Middle
High	Orange Beach High

Additional Information

HOA Fees	607
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Coastal Living Properties, Llc
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