

# \$242,500 - 22323 Cotton Creek Drive Unit 304, Gulf Shores

MLS® #349291

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## \$242,500

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

Creekside Villas, Gulf Shores, AL

DOUBLE OPEN HOUSE SAT 8/26th. COME  
SEE #304 and #401 at Creekside Villas.

Location is key, with this great small community at only 16 units that is just minutes away from the beach! Close to Foley Beach Express. A community pool, gazebo, and BBQ pit for outdoor gatherings. 2 Bed 2 Bath end unit features crown molding, high ceilings, tile flooring in wet areas and luxury vinyl plank flooring in all other areas. Nice open living room and eat-in kitchen with plenty of storage and bay window. Back patio area is ready for relaxing and grilling! Single attached garage, with hanging storage bins and designated parking area in front. No short-term rentals allowed. 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.



Built in 2007

## Essential Information

MLS® #	349291
Price	\$242,500
Sold Price	\$237,500
Closed Date	2023-09-29
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 304
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	Gulf Shores Utilities
Parking	Attached, Single Garage
View	Wooded
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	Cooktop, Dishwasher, Disposal, Microwave, Electric Range
Heating	Electric, Central
Cooling	Central Electric (Cool), Ceiling Fan(s)
Fireplaces	None
# of Stories	1
Stories	One

### **Exterior**

Exterior	Brick, Hardboard
Exterior Features	Termite Contract
Lot Description	Less than 1 acre
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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