

# **\$456,017 - 457 Aldrin Avenue, Gulf Shores**

MLS® #349484

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**\$456,017**

4 Bedroom, 2.00 Bathroom, 2,142 sqft

Residential on 0 Acres

Aventura, Gulf Shores, AL

Brand New Construction! Situated in Aventura subdivision off of County Rd. 6 in Gulf Shores. No homes behind it! The Camden floor plan is a brick Truland Homes floor plan built by D. R. Horton. This home has a large backyard without any homes directly behind it. This Craftsman style home offers 4 bedrooms and 2 baths. The kitchen features custom crafted painted cabinets, quartz counters, stainless steel appliances, undermount stainless steel farmhouse sink, large island and a breakfast room. This large open concept floor plan has EVP flooring in the main living areas and primary bedroom. Tile in primary bathroom and secondary bathrooms. Quartz counters in the primary bath, granite counters in the secondary bathrooms. Primary bathroom has a huge walk-in closet, double sink vanity, shower, and large garden tub. This home also boasts 9' ceilings, tray ceiling in the primary bedroom, brick exterior, covered front and rear porches with stained V-groove pine ceilings, wood shelving in all closets, gas fireplace with brick surround, raised hearth and a mantle, crown molding, cased windows and doors throughout the house, connected home package with training, this home really has too many features to list. Aventura is located adjacent to the Gulf Shores Cultural Center, and one minute from the Gulf Shores Sportsplex. Close to shopping and entertainment, you are just minutes from the sugar white sandy beaches of the Gulf. This community features resort style amenities that



include a dog park, several ponds throughout, a large pool, firepits, playgrounds, and a bike trail running through out. The home is built Gold Fortified and comes with a 1-10 RWC insured builder's warranty. Seller pays up to \$3000 towards buyers' closing costs with preferred lender. All information is deemed accurate, all information and dimensions are to be verified by buyer and/or buyer's agent. Estimated completion October-November 2023

Built in 2023

**Essential Information**

MLS® #	349484
Price	\$456,017
Sold Price	\$456,900
Closed Date	2023-11-21
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,142
Acres	0.26
Year Built	2023
Type	Residential
Sub-Type	Craftsman
Style	Craftsman
Status	Closed

**Community Information**

Address	457 Aldrin Avenue
Area	Gulf Shores 2
Subdivision	Aventura
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

**Amenities**

Amenities	BBQ Area, Pool - Outdoor, Playground
Utilities	Cable Available, Natural Gas Connected, Gulf Shores Utilities, Cable Connected
Parking	Double Garage, Automatic Garage Door
View	None/Not Applicable
Waterfront	No Waterfront
Has Pool	Yes
Pool	Community, Association

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Ceiling Fan(s), Internet
Appliances	Dishwasher, Disposal, Microwave, Electric Range
Heating	Heat Pump
Cooling	Central Electric (Cool)
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	One

## Exterior

Exterior	Brick, Concrete Board, Wood Frame, Fortified-Gold
Lot Description	Less than 1 acre
Roof	Composition, Fortified Roof
Construction	New Construction
Foundation	Slab

## School Information

Elementary	Gulf Shores Elementary
Middle	Gulf Shores Middle
High	Gulf Shores High

## Additional Information

HOA Fees	1000
HOA Fees Freq.	Annually

## Listing Details

Listing Office	Dhi Realty Of Alabama, Llc
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