

\$459,900 - 453 Aldrin Avenue, Gulf Shores

MLS® #349553

\$459,900

4 Bedroom, 3.00 Bathroom, 2,324 sqft
Residential on 0 Acres

Aventura, Gulf Shores, AL

****\$25,000 Buyers' allowance, FHA, VA or Conventional loans 30-year Special Low interest rates offered by preferred lender ****
Must close by 3/29/2024 Move-in-Ready!
Brand New Construction! Situated in Aventura subdivision off of County Rd. 6 in Gulf Shores. The Middleton floor plan is a Truland Homes floor plan built by D. R. Horton. This Craftsman style home offers 4 spacious bedrooms including a large master suite, in 2,324 square feet of height, light, bright and openness any buyer will love. The kitchen features custom crafted painted cabinets, granite counters with stainless steel farmhouse sink, tiled backsplash, Samsung stainless steel appliances, Delta pull down sprayer faucet, and a large walk-in pantry with custom wood shelving. This large open concept floor plan has EVP flooring in the main living areas and primary bedroom. Tile in primary bathroom and secondary bathrooms. Brick and Hardi board siding on the exterior with covered front and rear porches. The interior of the home will have EVP flooring in the main living areas and master, tile, and carpet in select rooms. Beautiful lighting package with recessed lighting in select rooms. Master bath has a dual sink vanity, his and hers closets, large garden tub, and separate tiled shower. In the family room you will find a fireplace mantle with brick surround, ventless fireplace with gas logs, and a smart tube conduit for your TV. This community features resort style amenities that include a dog park, several ponds



throughout, a large pool, firepits, playgrounds, and a bike trail running throughout. The home is built Gold Fortified and comes with a 1-10 RWC insured builder's warranty. Seller pays up to \$3,000 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 November 2023.

Built in 2024

Essential Information

MLS® #	349553
Price	\$459,900
Sold Price	\$443,900
Closed Date	2024-03-18
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,324
Acres	0.26
Year Built	2024
Type	Residential
Sub-Type	Craftsman
Style	Craftsman
Status	Closed

Community Information

Address	453 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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Listing information last updated on May 15th, 2024 at 10:15pm CDT