

# **\$358,025 - 185 Ferdinand Avenue, Fairhope**

MLS® #350045

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## **\$358,025**

4 Bedroom, 2.00 Bathroom, 1,948 sqft  
Residential on 0 Acres

Overland, Fairhope, AL

Move-in-Ready! NEW INCENTIVE: On this home you will receive a reduced interest rate with the use of seller preferred lender. In addition, you will receive up to \$7,500 that can be applied towards closing costs and pre-paid expenses or can be used towards upgrades like appliances! Must close by end of March to qualify for this incredible incentive! Welcome to the Isabella floor plan. This premier lot in Overland in the heart of Fairhope. This lot won't last long! This home also has fridge, kitchen backsplash, and window blinds already installed! This new floorplan offers 4 bedrooms and 2 bathrooms with 1,948 sf of living space. The Isabella in Overland comes with "upgraded trim and yard package." This home features low maintenance, luxury vinyl plank flooring in all areas of the home. The beautiful open kitchen boasts Designer painted cabinetry that come fitted with soft-close doors. Granite countertops in the kitchen and bathrooms, stainless steel appliances (dishwasher, microwave, and stove) and much more! Notice the spacious primary bedroom and bathroom featuring a separate shower and soaking tub with a large walk-in closet. Enjoy BBQ's on the covered back porch. This Energy efficient home comes with thermal doors, Energy Star rated double pane windows, and 14 SEER Carrier Heat Pump. A 1-year builder's warranty and a 10-year structural warranty are included. Conveniently located off County RD 48, is just minutes from charming downtown Fairhope,



shopping, restaurants, award winning schools, Hwy 181, and beautiful white sand Gulf beaches! One-of-a-kind community, amenities include; walking trails. Home is being built to Gold FORTIFIED Home™ certification, which may save on annual homeowner's insurance. Seller will contribute up to \$3,000 toward closing costs with preferred lender. Photos are of similar home and not necessarily of subject property, including interior and exterior colors, options and finishes.

Built in 2023

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 350045      |
| Price          | \$358,025   |
| Sold Price     | \$360,000   |
| Closed Date    | 2024-04-17  |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,948       |
| Acres          | 0.19        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Craftsman   |
| Style          | Craftsman   |
| Status         | Closed      |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 185 Ferdinand Avenue |
| Area        | Fairhope 10          |
| Subdivision | Overland             |
| City        | Fairhope             |
| County      | Baldwin              |
| State       | AL                   |
| Zip Code    | 36532                |

Amenities

|            |                                      |
|------------|--------------------------------------|
| Amenities  | Landscaping                          |
| Utilities  | Fairhope Utilities                   |
| Parking    | Double Garage, Automatic Garage Door |
| View       | None/Not Applicable                  |
| Waterfront | Pond                                 |
| Has Pool   | Yes                                  |
| Pool       | Association                          |

## Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior          | Vinyl                                           |
| Interior Features | Ceiling Fan(s), En-Suite                        |
| Appliances        | Dishwasher, Disposal, Microwave, Electric Range |
| Heating           | Heat Pump                                       |
| Cooling           | Heat Pump                                       |
| # of Stories      | 1                                               |
| Stories           | One                                             |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior          | Concrete Board, Hardboard, Wood Frame, Fortified-Gold |
| Exterior Features | Termite Contract                                      |
| Lot Description   | Less than 1 acre, Subdivision                         |
| Roof              | Dimensional                                           |
| Construction      | New Construction                                      |
| Foundation        | Slab                                                  |

## School Information

|            |                          |
|------------|--------------------------|
| Elementary | Fairhope East Elementary |
| Middle     | Fairhope Middle          |
| High       | Fairhope High            |

## Additional Information

|                |          |
|----------------|----------|
| HOA Fees       | 550      |
| HOA Fees Freq. | Annually |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Dhi Realty Of Alabama, Llc |
|----------------|----------------------------|

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