

\$494,900 - 446 Shepard Street, Gulf Shores

MLS® #350094

\$494,900

4 Bedroom, 3.00 Bathroom, 2,326 sqft
Residential on 0 Acres

Aventura, Gulf Shores, AL

5K CLOSING COST ALLOWANCE! Truland 2022 built smart home, Middleton Floor Plan, better than new with all of the upgrades. The Middleton floor plan features 2326 sq ft with 4 bedrooms and 3 bathrooms with high ceilings, open floor plan and tilt in windows for easy cleaning. The exterior features four-sided full brick with a covered front porch and new screened-in back porch and flat screen TV. The kitchen features painted cabinets, granite counter tops with stainless steel appliances, including 5 burner gas stove, refrigerator, farmhouse sink tiled backsplash, Delta pull down sprayer faucet and 2 pantries with custom wood shelving. The family room features crown molding, plantation shutters, a ventless gas log fireplace with a mantle and brick surrounding and flat screen TV. The primary bath features include a dual sink vanity with granite countertops, walk-in double closets, large garden tub and separate tiled shower. Bedrooms 2 and 3 have a Jack and Jill bath with divided cabinetry each have their own sinks with granite countertops. Upgrades per seller include replacing all carpet with EVP flooring (no carpet), Rain gutters, total yard irrigation system, rear patio screened in, rear patio floor epoxy coated, fenced backyard with 6' shadowbox wood slats with 3 entry gates, storage building, ceiling fans installed on patio and all bedrooms, upgraded security system to include front security camera and Patio, front entrance, and garage exterior lights are Wi-Fi connected for remote operation. Enjoy those



hot summer days with just a short walk to the pool and enjoy gatherings under the pavilion. All window treatments, plantation shutters, Flat screen TV on back porch, flat screen TV in the living room, refrigerator, washer and dryer to remain. This home is conveniently located to the beach, shopping, dining and entertainment. All information is deemed reliable but not guaranteed. Buyer and or buyers agent to verify any information necessary.

Built in 2022

Essential Information

MLS® #	350094
Price	\$494,900
Sold Price	\$490,000
Closed Date	2023-11-02
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,326
Acres	0.27
Year Built	2022
Type	Residential
Sub-Type	Traditional
Style	Traditional
Status	Closed

Community Information

Address	446 Shepard Street
Area	Gulf Shores 2
Subdivision	Aventura
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

Amenities

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

Interior

Interior	Tile, Vinyl
Interior Features	Ceiling Fan(s), En-Suite
Appliances	Dishwasher, Dryer, Microwave, Gas Range, Refrigerator w/Ice Maker, Washer
Heating	Central, Heat Pump
Cooling	Central Electric (Cool)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1
Stories	One

Exterior

Exterior	Brick, Hardboard, Fortified-Gold
Lot Description	Less than 1 acre
Roof	Composition
Construction	Resale
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	World Impact Real Estate
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