

# **\$540,000 - 25773 Canal Road Unit 13, Orange Beach**

MLS® #350150

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## **\$540,000**

3 Bedroom, 2.00 Bathroom, 1,474 sqft  
Residential on 0 Acres

Fish Camp, Orange Beach, AL

This beautiful, cozy cottage is being sold furnished with everything you need to move in and start living the dream. This adorable 3 bed/2bath cottage has a huge, first floor, primary bedroom and bath, spacious open concept living area, high ceilings with crown molding, and stainless steel appliances. It has beautiful hard wood floors (no carpet), and tile in the bathrooms. Upstairs is charming and cozy with 2 bedrooms and a full bathroom. A New roof and fresh interior and exterior paint in 2022! Not just one, but 2 porches. The large garage has plenty of space for your car and all your boating and beach toys. In this charming bay front community, conveniently located in the heart of Orange Beach, you have two outdoor pools to enjoy (one bayside and one just steps from your back door), a marina with boat slips and lifts- upon availability, and a beautiful clubhouse-with a fireplace, kitchen, lounging area, rocking chairs and swings, all for your enjoyment. The Fish Camp is just steps from Cosmos, Luna's, Buzz Cats, and just across the street from Big Fish and shopping. Fish Camp properties are not available for short term rentals, there is a 181 day minimum rental policy.



Built in 2003

## **Essential Information**

MLS® #	350150
Price	\$540,000

Sold Price	\$515,000
Closed Date	2023-11-28
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,474
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Cottage
Style	Cottage
Status	Closed

### Community Information

Address	25773 Canal Road Unit 13
Area	Orange Beach 1
Subdivision	Fish Camp
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

### Amenities

Amenities	BBQ Area, Clubhouse, Fishing, Gazebo, Internet, Landscaping, Meeting Room, Pool - Outdoor, Gated, Water Access-Deeded
Utilities	Underground Utilities, Cable Connected
Parking	Attached, Single Garage, Automatic Garage Door
View	Eastern View, Wooded
Is Waterfront	Yes
Waterfront	Bay Access (Wlk <=1/4 Mi), Tier 2
Has Pool	Yes
Pool	Community, Association

### Interior

Interior	Wood
Interior Features	Ceiling Fan(s), En-Suite, High Ceilings, Internet, Storage
Appliances	Dishwasher, Disposal, Dryer, Microwave, Electric Range, Refrigerator, Washer, Electric Water Heater
Heating	Electric

Stories	Two
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**Exterior**

Exterior	Concrete Board, Hardboard
Exterior Features	Outdoor Shower, Termite Contract
Lot Description	Level, See Remarks
Windows	Window Treatments
Roof	Metal, Fortified Roof
Construction	Resale
Foundation	Pilings

**School Information**

Elementary	Orange Beach Elementary
Middle	Orange Beach Middle
High	Orange Beach High

**Additional Information**

HOA Fees	920
HOA Fees Freq.	Monthly

**Listing Details**

Listing Office	Bellator Fairhope Section St
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