

# **\$581,900 - 2495 Bienville Avenue Unit 18, Gulf Shores**

MLS® #350642

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## **\$581,900**

3 Bedroom, 2.00 Bathroom, 2,063 sqft

Residential on 0 Acres

The Retreat At Bon Secour, Gulf Shores, AL

Your dream home is waiting for you at The Retreat at Bon Secour! This peaceful community is situated beside the Intracoastal Waterway in Gulf Shores just off County Road 4, and just minutes from the beautiful Gulf Shores beaches, exquisite restaurants, and fabulous entertainment! The 1 story Del Mar plan is extremely open with a 5' x 18' covered front porch, a 24' x 7' covered rear porch, and a spacious 2 car garage. You will adore the kitchen which includes a large island, painted cabinets, farm sink, Samsung appliances, and a fabulous pantry. Soaring ceiling heights, charming light fixtures, trim work, and ship lap give this cottage a warm and inviting feel. The primary bedroom, located at the rear of the home, features a tray ceiling, recessed lighting and a charming ceiling fan. The primary bath has a double vanity, separate water closet, a magnificent walk-in tile shower and an enormous walk-in closet. EVP flooring, tile, and carpet in secondary bedrooms only. The home comes with a 1 one-year termite bond and is Gold Fortified, which may save you on homeowner's insurance. Builder warranty is included.



Built in 2023

## **Essential Information**

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Price \$581,900

Sold Price	\$569,600
Closed Date	2024-01-31
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,063
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Cottage
Style	Cottage
Status	Closed

### Community Information

Address	2495 Bienville Avenue Unit 18
Area	Bon Secour
Subdivision	The Retreat At Bon Secour
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

### Amenities

Amenities	Pool - Outdoor
Utilities	Natural Gas Connected, Underground Utilities, Gulf Shores Utilities, Cable Connected
Parking	Attached, Double Garage, Automatic Garage Door
View	Southern View
Waterfront	No Waterfront
Has Pool	Yes
Pool	Community

### Interior

Interior	Carpet, Tile, Other Floors-See Remarks
Interior Features	Ceiling Fan(s), Split Bedroom Plan
Appliances	Dishwasher, Disposal, Microwave, Gas Range
Heating	Heat Pump
Cooling	Heat Pump
# of Stories	1

Stories                      One

**Exterior**

Exterior                      Concrete Board, Wood Siding, Metal Siding, Wood Frame, Fortified-Gold

Exterior Features           Termite Contract

Lot Description              Less than 1 acre, Level

Roof                           Metal

Construction                New Construction

Foundation                  Slab

**School Information**

Elementary                  Gulf Shores Elementary

Middle                        Gulf Shores Middle

High                            Gulf Shores High

**Additional Information**

HOA Fees                    850

HOA Fees Freq.            Annually

**Listing Details**

Listing Office                Dhi Realty Of Alabama, Llc

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