

\$599,900 - 2576 Bienville Avenue, Gulf Shores

MLS® #351062

\$599,900

3 Bedroom, 2.00 Bathroom, 1,806 sqft

Residential on 0 Acres

The Retreat At Bon Secour, Gulf Shores, AL

PREMIUM LOT WITH A DIRECT WATER VIEW! Watch the ships and boats go by as you enjoy this perennial water view from your front porch! This nearly new move-in ready, gold-fortified Coastal cottage is just perfect...this peaceful community is situated beside the Intracoastal Waterway and just minutes from the beautiful Gulf Shores beaches! The Carmel A Floor Plan is a 3-bedroom, 2 Bath cottage (1806 square feet). This cottage has a metal roof and hardy board siding painted light, refreshing colors with a 5-zone irrigation system and stained porches. The interior has white-shaker cabinets, custom island with Quartz countertops, shiplap on primary wall and custom ceiling fans and light fixtures. The flooring is LVP and carpet in bedrooms 2 and 3. The owner has added plantation shutters, wrought iron fence, gutters and separate water meter for the sprinkler system. Please check the special features, survey, docs, insurance information etc. under "Documents". Schedule your tour of this perfect home today! Priced right at \$599,900! Owner occupied but easy to show!



Built in 2023

Essential Information

MLS® #	351062
Price	\$599,900
Sold Price	\$580,000

Closed Date	2023-11-21
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,806
Acres	0.13
Year Built	2023
Type	Residential
Sub-Type	Cottage
Style	Cottage
Status	Closed

Community Information

Address	2576 Bienville Avenue
Area	Gulf Shores 1
Subdivision	The Retreat At Bon Secour
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

Amenities

Amenities	Pool - Outdoor
Utilities	Gulf Shores Utilities
Parking	Single Garage, Automatic Garage Door
View	Indirect ICW Side
Waterfront	ICW Accs (Wlk <=1/4 Mi)
Has Pool	Yes
Pool	Community, Association

Interior

Interior	Carpet, Tile, Vinyl
Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Disposal, Microwave, Gas Range, Refrigerator
Heating	Heat Pump
Cooling	Central Electric (Cool)
# of Stories	1
Stories	One

Exterior

Exterior	Concrete Board, Block, Fortified-Gold
Exterior Features	Irrigation Sprinkler
Lot Description	Less than 1 acre, Corner Lot, Subdivision
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	445
HOA Fees Freq.	Semi-Annually

Listing Details

Listing Office	Swiger & Company
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