

# \$447,900 - 31756 Canopy Loop, Spanish Fort

MLS® #351247

## \$447,900

3 Bedroom, 2.00 Bathroom, 1,868 sqft  
Residential on 0 Acres

Rayne Plantation, Spanish Fort, AL

Seller will provide \$15,000 incentive allowance to use towards upgrades and/or closing costs with Preferred lender plus fixed reduced interest rates when closing by 3/29/24!! Call listing agent for the details. \*\*\*This four-sided brick home backs up to a WOODED green space providing beautiful views of mature trees from the main living spaces and covered back porch. No detail has been overlooked. The twelve-foot ceilings and glass transom create wow factor upon entering this home. There are wood floors in the main living areas and owner's suite. The gourmet kitchen is functional and stylish with quartz counters, goose neck faucet, single under mount sink. Photos are from a similar Boston floor plan, exterior and interior finishes will vary. Rayne Plantation features beautifully finished homes in the desirable city of Spanish Fort!



Built in 2023

## Essential Information

MLS® #	351247
Price	\$447,900
Sold Price	\$447,900
Closed Date	2024-03-28
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,868

Acres	0.23
Year Built	2023
Type	Residential
Sub-Type	Cottage
Style	Cottage
Status	Closed

### **Community Information**

Address	31756 Canopy Loop
Area	Spanish Fort
Subdivision	Rayne Plantation
City	Spanish Fort
County	Baldwin
State	AL
Zip Code	36527

### **Amenities**

Amenities	Clubhouse, Pool - Outdoor
Utilities	North Baldwin Utilities, Riviera Utilities
Parking	Double Garage
View	None/Not Applicable
Waterfront	No Waterfront
Has Pool	Yes
Pool	Community, Association

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Disposal, Microwave, Gas Range
Cooling	Heat Pump
# of Stories	1
Stories	One

### **Exterior**

Exterior	Brick
Lot Description	Less than 1 acre
Roof	Composition
Construction	New Construction
Foundation	Slab

### **School Information**

Elementary	Stonebridge Elementary
Middle	Spanish Fort Middle
High	Spanish Fort High

**Additional Information**

HOA Fees	1200
HOA Fees Freq.	Annually

**Listing Details**

Listing Office	Dhi Realty Of Alabama, Llc
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