

# \$468,500 - 325 Pecan Ridge Boulevard, Fairhope

MLS® #351571

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## \$468,500

3 Bedroom, 2.00 Bathroom, 2,113 sqft

Residential on 0 Acres

Pecan Ridge Estates, Fairhope, AL

Welcome Home! This beautiful Gold Fortified custom home built by Magnolia Construction and Design is conveniently located central to it all: 10 minutes from Downtown Fairhope, 15 minutes to I-10. This home is a must see with its open floor plan, custom cabinets, and tons of energy saving features. Some of the high end features include: custom mahogany front door, custom copper exterior lanterns (the Coppersmith), quartzite countertops, high end LVP, high end light fixtures, custom primary shower, soaking free standing tub, stainless steel appliances, and much more. Call today for your private showing. All information provided is deemed reliable but not guaranteed. Buyer or buyer's agent to verify all information.



Built in 2023

## Essential Information

MLS® #	351571
Price	\$468,500
Sold Price	\$460,000
Closed Date	2023-12-19
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,113
Acres	0.25
Year Built	2023

Type	Residential
Sub-Type	Craftsman
Style	Craftsman
Status	Closed

## Community Information

Address	325 Pecan Ridge Boulevard
Area	Fairhope 7
Subdivision	Pecan Ridge Estates
City	Fairhope
County	Baldwin
State	AL
Zip Code	36532

## Amenities

Utilities	Fairhope Utilities, Riviera Utilities
Parking	Attached, Automatic Garage Door
View	Eastern View
Waterfront	No Waterfront

## Interior

Interior	Vinyl
Interior Features	Eat-in Kitchen, Entrance Foyer, Ceiling Fan(s), Split Bedroom Plan, Storage
Appliances	Dishwasher, Microwave, Gas Range, ENERGY STAR Qualified Appliances, Tankless Water Heater
Heating	Electric, Heat Pump
Cooling	Heat Pump, Ceiling Fan(s), SEER 14
# of Stories	1
Stories	One

## Exterior

Exterior	Concrete Board, Other-See Remarks, Block, Fortified-Gold, Other, Wood Frame
Exterior Features	Irrigation Sprinkler
Lot Description	Less than 1 acre
Windows	Double Pane Windows
Roof	Dimensional, Ridge Vent
Construction	New Construction
Foundation	Slab

**School Information**

Elementary	Fairhope East Elementary
Middle	Fairhope Middle
High	Fairhope High

**Additional Information**

Zoning	Single Family Residence
HOA Fees	100
HOA Fees Freq.	Annually

**Listing Details**

Listing Office	Coldwell Banker Reehl Prop Fairhope
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