

# \$519,958 - 522 Shepard Street, Gulf Shores

MLS® #351826

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## \$519,958

5 Bedroom, 3.00 Bathroom, 3,113 sqft  
Residential on 0 Acres

Aventura, Gulf Shores, AL

\$25,000 Buyer's Your Way allowance, FHA, VA or Conventional loans. 30-year Special interest rates offered by preferred lender \*\* Must close by 3/29/24. WELCOME TO AVENTURA PHASE 3!! This spacious floorplan McKenzie will have 5 large bedrooms, 3 full bathrooms, dining room, breakfast area, and a nice large office area at the front of the home. This home will have engineered vinyl plank throughout, high ceilings, beautiful quartz, a nice island in the kitchen for entertaining, slow close painted white cabinets, a tile shower in the primary bedroom, as well as ceiling fans in the primary and living room. You can catch beautiful sunset views from the office area. This community is just minutes away from local dining and shopping and only ten minutes away from the local beaches!! Aventura offers great amenities including a pool, fire pit area, BBQ grill area, several playgrounds, several common areas, a bike trail, five-foot sidewalks, and access to the many ponds throughout the community. \*Pictures may be of similar, but not necessarily of subject property, including interior and exterior colors. \*All measurements are approximate.



Built in 2023

## Essential Information

MLS® #	351826
Price	\$519,958

Sold Price	\$501,900
Closed Date	2024-03-28
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,113
Acres	0.26
Year Built	2023
Type	Residential
Sub-Type	Craftsman
Style	Craftsman
Status	Closed

### Community Information

Address	522 Shepard Street
Area	Gulf Shores 2
Subdivision	Aventura
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

### Amenities

Amenities	BBQ Area, Pool - Outdoor, Playground
Utilities	Gulf Shores Utilities
Parking	Attached, Double Garage
View	None/Not Applicable
Waterfront	No Waterfront
Has Pool	Yes
Pool	Community

### Interior

Interior	Vinyl
Appliances	Dishwasher, Microwave, Electric Range
Heating	Heat Pump
Cooling	Central Electric (Cool)
# of Stories	1
Stories	One

**Exterior**

Exterior	Concrete Board, Wood Frame, Fortified-Gold
Exterior Features	Termite Contract
Lot Description	Less than 1 acre
Roof	Dimensional
Construction	New Construction
Foundation	Slab

**School Information**

Elementary	Gulf Shores Elementary
Middle	Gulf Shores Middle
High	Gulf Shores High

**Additional Information**

HOA Fees	1000
HOA Fees Freq.	Annually

**Listing Details**

Listing Office	Dhi Realty Of Alabama, Llc
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Listing information last updated on May 16th, 2024 at 6:30pm CDT