

\$399,000 - 5774 Rabbit Creek Drive, Theodore

MLS® #351962

\$399,000

3 Bedroom, 3.00 Bathroom, 2,476 sqft
Residential on 1 Acres

Rabbit Creek Rattle, Theodore, AL

This 1.1 acre of open waterfront property sits on a wide part of Rabbit Creek. Down a private drive w/ ample room for parking recreational vehicles, youâ€™ll find this property perfect for boating, fishing & relaxion. The private dock features covered boat parking, 2 boat lifts & a jet ski lift. Newly built deck has aluminum railings & hot tub power hookup. A grand staircase, overlooking the water, leads down to a sandy area. Inside, a remodeled kitchen (+/- 6 yrs) features painted cabinets, stainless steel appliances, breakfast bar, & reverse osmosis water filtration system. Dining area flows into an open-concept living space, w/ an electric fireplace w/ Opti-Mist insert, custom mantle, & built-ins. The downstairs master suite also has a view of the water and an exit out to the deck. The ensuite bathroom features a jacuzzi tub, double vanity, & walk-in tile shower. A walk-through closet connects to the laundry area. The downstairs level is finished out w 1/2 bath, & a room that can be used as a movie room, exercise space, or bonus area, w/ access to the 2-car garage. Upstairs loft area can serve as an office or extra living space. All upstairs new Luxury Vinyl Plank (LVP) flooring has been installed. 2 more bedrooms have walk-in closets, & a full bathroom connects to one bedroom & the hall. Most windows in the house have been replaced for energy efficiency. In 2021, the downstairs HVAC was replaced, & a dehumidifier was added to the upstairs unit. The metal roof is approx. 8 years old. Recent care includes septic tank field line



replacement 2020, serviced & pumped in Sept 2023. A transferrable retreatment termite bond w/ E3 pest control is valid until Sept 2024; flood policy w/ Allstate is also transferable. This home is eligible for a loan assumption at a 2.5% Interest Rate. Current loan is VA, but Buyer does not have to be a Veteran to qualify. Closing to be in approx. 60 days.

Built in 1983

Essential Information

MLS® #	351962
Price	\$399,000
Sold Price	\$381,750
Closed Date	2024-04-22
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,476
Acres	1.10
Year Built	1983
Type	Residential
Sub-Type	Farmhouse
Style	Farmhouse
Status	Closed

Community Information

Address	5774 Rabbit Creek Drive
Area	Mobile County
Subdivision	Rabbit Creek Rattle
City	Theodore
County	Mobile
State	AL
Zip Code	36582-2503

Amenities

Amenities	None
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Utilities	Natural Gas Connected
Parking Spaces	4
Parking	Attached, Double Garage, Automatic Garage Door
View	Direct River Front
Is Waterfront	Yes
Waterfront	River Front

Interior

Interior	Carpet, Tile, Vinyl, Wood
Interior Features	Breakfast Bar, Eat-in Kitchen, Bonus Room, Office/Study, Ceiling Fan(s), Split Bedroom Plan, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Electric Range, Tankless Water Heater
Heating	Electric
Cooling	Other, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	1
Stories	One and One Half

Exterior

Exterior	Brick, Vinyl Siding, Stone
Exterior Features	Termite Contract
Lot Description	1-3 acres, Waterfront, Boat Lift
Windows	Double Pane Windows
Roof	Metal
Construction	Resale

School Information

Elementary	Hollingers Island
Middle	Katherine H Hankins
High	Theodore

Additional Information

Zoning	Single Family Residence
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Listing Details

Listing Office	Roberts Brothers Eastern Shore
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