

# \$775,000 - 6 The Battery, Orange Beach

MLS® #352478

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## \$775,000

2 Bedroom, 3.00 Bathroom, 1,500 sqft  
Residential on 0 Acres

Village Of Tannin, Orange Beach, AL

Two beach structures on the same lot in the golf-cart-friendly Village of Tannin. This is the perfect opportunity for a second home, a permanent home, a vacation rental, or all three! Both cottages are absolutely filled with character including heart pine floors, wraparound porch and balcony, and easy beach access to the Gulf Of Mexico via a traffic signaled crosswalk! The main house is 1500 square feet, and has 2 bedrooms and 2.5 baths. The cottage in the back has owner storage downstairs and living quarters upstairs. Living quarters is appx 580 square feet. If you choose this rare find for a vacation rental investment, you are able to rent both cottages together for larger families, or rent them separately if the need arises. This property is a must-see, must-show!



Built in 1995

## Essential Information

MLS® #	352478
Price	\$775,000
Sold Price	\$725,000
Closed Date	2023-11-10
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,500

Acres	0.08
Year Built	1995
Type	Residential
Sub-Type	Cottage
Style	Cottage
Status	Closed

### Community Information

Address	6 The Battery
Area	Orange Beach 1
Subdivision	Village Of Tannin
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

### Amenities

Amenities	Internet, Landscaping, Pool - Outdoor, Water Access-Deeded
Parking	On Street, Side Entrance, Three or More Vehicles, Converted Garage
View	Southern View, Indirect Gulf-Across Rd
Waterfront	Beach Accs (Wlk <=1/4 Mi), Deeded Access, Gulf Accs (Wlk <=1/4 Mi)
Has Pool	Yes
Pool	Community, Association

### Interior

Interior	Tile, Wood
Interior Features	Bunk Room, Ceiling Fan(s), En-Suite, High Ceilings, Internet, Storage
Appliances	Dishwasher, Disposal, Dryer, Microwave, Electric Range, Refrigerator, Refrigerator w/Ice Maker, Washer/Dryer Stacked, Washer
Heating	Electric, Central, Heat Pump
Cooling	Central Electric (Cool)
Stories	Two

### Exterior

Exterior	Concrete Board, Wood Siding, Wood Frame
Exterior Features	Balcony
Lot Description	Less than 1 acre, Level, Few Trees, Subdivision
Windows	Window Treatments
Roof	Metal

Construction	Resale
Foundation	Pillar/Post/Pier

**School Information**

Elementary	Orange Beach Elementary
Middle	Orange Beach Middle
High	Orange Beach High

**Additional Information**

HOA Fees	375
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	Simpson Properties Group
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