

# **\$348,900 - 8513 Rosedown Lane, Daphne**

MLS® #352652

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## **\$348,900**

4 Bedroom, 2.00 Bathroom, 1,948 sqft  
Residential on 0 Acres

French Settlement, Daphne, AL

Now Selling in the Community of French Settlement, this community is in the PERFECT location to everything! Minutes to I10, close to Spanish Fort, Daphne AND Fairhope This is one of our NEW floor plans, the Grayson. I LOVE This plan, it is open and bright with lots of natural light, you can cook and talk to everyone. Large living space, great Kitchen/dinning spaces, my favorite thing is that the Primary bedroom closet is open to the laundry room! which is also then open to the main living area. Split bedroom plan, both FRONT and BACK porches. Added upgrades are fully trimmed out windows, crown molding, tall base boards, upgraded exterior lights, brick and hardie exterior, and QUARTZ counters!!! EVP throughout, NO carpet. One year home warranty and GOLD FORTIFIED. ALL that at this amazing price AND great LOCATION!!! What are you waiting for? OH and use DHI Mortgage for special interest rates, LOWER than what you can get with another lender! PLUS we will give you 3K in closing costs. Notice the spacious primary bedroom and bathroom featuring a separate shower and soaking tub with a large walk-in closet. Enjoy BBQ's on the covered back porch with a beautiful view of farmland and trees adding additional privacy out back. This Energy efficient home comes with thermal doors, Energy Star rated double pane windows, and 14 SEER Carrier Heat Pump. A 1-year builder's warranty and a 10-year structural warranty are included. Conveniently located



off Hwy 104, Fairhope Falls is just minutes from charming downtown Fairhope, shopping, restaurants, award winning schools, Hwy 181, and beautiful white sand Gulf beaches! One-of-a-kind community amenities include; TWO pools, playground, hiking/biking trails, kayak launch area, lakes, and more! Home is being built to Gold FORTIFIED Home™ certification, which may save on annual homeowner's insurance. Seller will contribute up to \$3,000 toward closing costs with preferred lender Estimated Completion Dec/Jan

Built in 2023

Essential Information

MLS® #	352652
Price	\$348,900
Sold Price	\$348,660
Closed Date	2024-01-25
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,948
Acres	0.17
Year Built	2023
Type	Residential
Sub-Type	Single Story
Status	Closed

Community Information

Address	8513 Rosedown Lane
Area	Daphne 2
Subdivision	French Settlement
City	Daphne
County	Baldwin
State	AL
Zip Code	36526

## Amenities

Amenities	BBQ Area, Pool - Outdoor
Utilities	Daphne Utilities
Parking	Double Garage, Automatic Garage Door
View	Northern View
Waterfront	No Waterfront
Has Pool	Yes
Pool	Community, Association

## Interior

Interior	Vinyl
Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Disposal, Microwave, Electric Range, ENERGY STAR Qualified Appliances
Heating	Electric, Heat Pump, ENERGY STAR Qualified Equipment
Cooling	Ceiling Fan(s), ENERGY STAR Qualified Equipment
# of Stories	1
Stories	One

## Exterior

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

## School Information

Elementary	Daphne East Elementary
Middle	Daphne Middle
High	Daphne High

## Additional Information

HOA Fees	495
HOA Fees Freq.	Annually

## Listing Details

Listing Office	Dhi Realty Of Alabama, Llc
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