

# \$350,297 - 324 Dawson Drive, Gulf Shores

MLS® #352712

## \$350,297

3 Bedroom, 2.00 Bathroom, 1,779 sqft  
Residential on 0 Acres

Osprey Landing, Gulf Shores, AL

Awesome Builder Rate Incentives!  
(Restrictions apply) The NOLANA IV J in Osprey Landing community offers a 3 bedroom, 2 full bathroom, open design. Upgrades for this home include ceramic tile flooring throughout, blinds for the windows, quartz countertops, upgraded cabinets and hardware, LED coach lights on each side of the garage, and more! Special Features: double vanity, garden tub, separate shower, and walk-in closet in the master suite, walk-in closet in bedroom 2, island and walk-in pantry in kitchen, covered front porch, covered rear patio, undermount sinks, smoke and carbon monoxide detectors, insulated garage door with 2 remotes, seasonal landscaping package, architectural 30-year shingles, and more! Energy Efficient Features: kitchen appliance package, vinyl low E MI windows and more! Gold Fortified Certified home. Estimated completion January 2024.



Built in 2023

## Essential Information

MLS® #	352712
Price	\$350,297
Sold Price	\$349,427
Closed Date	2024-01-22
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,779
Acres	0.19
Year Built	2023
Type	Residential
Sub-Type	Traditional
Style	Traditional
Status	Closed

### Community Information

Address	324 Dawson Drive
Area	Gulf Shores 2
Subdivision	Osprey Landing
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

### Amenities

Amenities	Fencing, Landscaping
Utilities	Riviera Utilities
Parking	Attached, Double Garage, Automatic Garage Door
View	None/Not Applicable
Waterfront	No Waterfront

### Interior

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

### Exterior

Exterior	Brick, Vinyl Siding, Wood Frame, Fortified-Gold
Exterior Features	Termite Contract
Lot Description	Less than 1 acre, Interior Lot, Level
Windows	Window Treatments, Double Pane Windows

Roof	Dimensional, See Remarks, Ridge Vent
Construction	New Construction
Foundation	Slab

**School Information**

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

**Additional Information**

Zoning	Single Family Residence
HOA Fees	300
HOA Fees Freq.	Annually

**Listing Details**

Listing Office	Dsld Home Gulf Coast Llc Baldw
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