

\$269,000 - 197 Rolling Hill Drive, Daphne

MLS® #353370

\$269,000

3 Bedroom, 3.00 Bathroom, 2,075 sqft
Residential on 0 Acres

Lake Forest, Daphne, AL

Spacious, custom 3 BR / 2.5 bath home located in the Lake Forest Golf Community on a quiet, wooded lot. The entire home including trim, doors and kitchen cabinets were recently painted and updated with brushed gold hardware. All ceilings are smooth with new ceiling fans and decorator lighting. The first floor features a roomy primary suite w/ walk in closet and large family room w/ fireplace that opens into a dining or flex space. This area flows nicely into the bright kitchen and breakfast nook which overlooks the private backyard. A 1/2 bath is conveniently located in the hall between the kitchen and family room. Enjoy the convenience of the laundry/mud room off the kitchen with a separate entrance from the carport which not only provides shelter, but makes a great outdoor entertaining area and has a utility room for storing tools & sports equipment. The upper level offers 2 additional bedrooms, a full bath and bonus area. At the top of the stairs, enjoy a cozy library bathed in natural light. The 2 additional bedrooms are located on each end of the hallway for added privacy. One of these bedrooms features a bonus room which could serve as a study, playroom, or climate-controlled storage. The other bedroom offers walk-in attic storage. A spacious bath with double vanities and private tub/shower/water closet combo is located in the hallway between the 2 bedrooms. In July 2023, all carpet and toilets were replaced and LVP was installed in the upstairs bath. Looking



for an affordable community that offers a resort lifestyle? Lake Forest has it all including 3 pools, an 18-hole golf course, a racquet club with clay tennis courts, playground, horse stables (additional fees to board), dry boat storage and a boat launch near the delicious Waterfront restaurant. This property is located near the Bayview Entrance (Hwy 90) for easy access to I-10. Schools, shopping, and dining are also very convenient and it's only an hour drive to the white sand beaches of Gulf Shores, AL!

Built in 1986

Essential Information

MLS® #	353370
Price	\$269,000
Sold Price	\$269,000
Closed Date	2023-12-15
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,075
Acres	0.24
Year Built	1986
Type	Residential
Sub-Type	French Country
Style	French Country
Status	Closed

Community Information

Address	197 Rolling Hill Drive
Area	Daphne 2
Subdivision	Lake Forest
City	Daphne
County	Baldwin
State	AL

Zip Code	36526
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Amenities

Amenities	Clubhouse, Pool - Outdoor, Tennis Court(s)
Utilities	Daphne Utilities
Parking Spaces	1
Parking	Single Carport
View	None/Not Applicable
Waterfront	No Waterfront
Has Pool	Yes
Pool	Community, Association

Interior

Interior	Carpet, Tile, Vinyl, Wood
Interior Features	Bonus Room, Ceiling Fan(s), Split Bedroom Plan
Appliances	Dishwasher, Electric Range
Heating	Electric, Central
Cooling	Central Electric (Cool)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	1
Stories	One and One Half

Exterior

Exterior	Other-See Remarks
Exterior Features	Termite Contract
Lot Description	Less than 1 acre
Windows	Window Treatments
Roof	Composition
Construction	Resale
Foundation	Slab

School Information

Elementary	Daphne East Elementary
Middle	Daphne Middle
High	Daphne High

Additional Information

Zoning	Single Family Residence
HOA Fees	60
HOA Fees Freq.	Monthly

Listing Details

Listing Office Exp Realty Southern Branch

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