

\$1,270,000 - 32403 River Road, Orange Beach

MLS® #353685

\$1,270,000

3 Bedroom, 3.00 Bathroom, 2,537 sqft
Residential on 1 Acres

Ono Island, Orange Beach, AL

Location is everything on Ono Island and this lovely custom built canal front home sits on a corner lot with an extra 40' of designated waterfront so you will have the amazing views and priceless privacy! This is a must see but we are going to entice you with our list of amenities for this beautiful, open floor plan home with tons of natural light. This well cared 3/3 luxury home has vinyl clad windows, Gold fortified metal roof, LVP floorings, crown molding, beautiful living room built-ins with gas fireplace and a hearth, thatâ€™s just an extra plus for Christmas stockings. This is every chefâ€™s dream kitchen with cabinets that go up to the ceiling, storage galore, granite countertops, custom backsplash, walk-in pantry, double oven, stainless steel appliances, insta hot, plus so much more and the dining room is right across the room so it's perfect for entertaining. For extra space you have a heated & cooled garage office, and garage attic has floored space for indoor storage. Your open and large primary bedroom is a personal oasis with separate shower, soaker tub, and double vanity. Big plus is this home has low maintenance landscape with rocks, there are also gutters that are underground and pipe to the Canal, has a Rhein hot water heater, plug-in generator, grinder pump, there is a natural gas line for grill. Large outdoor patio, BIG screened porch with epoxy flooring with beautiful natural pine wood ceiling, and the current owners are leaving the TV on the screened and shady



porch. Covered boat slip is approx. 28â€™™ x 18â€™™ with boathouse. Amazing properties like this do not come along very often so reach out to your favorite Agent today to schedule a private showing of this private Ono Island home. Average OB water authority bills run under \$25/month, and Baldwin EMC runs approx. \$80 on average with summer months approx. \$145-\$170, 2023-24 Insurance Premium \$3,338.

Built in 2018

Essential Information

| | |
|----------------|--------------|
| MLS® # | 353685 |
| Price | \$1,270,000 |
| Sold Price | \$1,100,000 |
| Closed Date | 2024-04-10 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,537 |
| Acres | 0.56 |
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Raised Beach |
| Style | Raised Beach |
| Status | Closed |

Community Information

| | |
|-------------|------------------|
| Address | 32403 River Road |
| Area | Orange Beach 2 |
| Subdivision | Ono Island |
| City | Orange Beach |
| County | Baldwin |
| State | AL |
| Zip Code | 36561 |

Amenities

| | |
|---------------|--|
| Amenities | Pool - Indoor, Tennis Court(s), Gated |
| Parking | Attached, Double Garage |
| View | Southern View |
| Is Waterfront | Yes |
| Waterfront | River Acc (Wlk <=1/4 Mi), River Front, Other-See Remarks |
| Has Pool | Yes |
| Pool | Community |

Interior

| | |
|-------------------|--|
| Interior | Vinyl, Other Floors-See Remarks |
| Interior Features | Ceiling Fan(s), En-Suite, High Ceilings, Internet |
| Appliances | Dishwasher, Disposal, Microwave, Gas Range, Refrigerator |
| Heating | Electric |
| Cooling | Central Electric (Cool) |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas Log, See Remarks |
| # of Stories | 1 |
| Stories | One |

Exterior

| | |
|-------------------|---|
| Exterior | Concrete Board |
| Exterior Features | Outdoor Shower |
| Lot Description | Less than 1 acre, Waterfront, See Remarks |
| Roof | Metal |
| Construction | Resale |
| Foundation | Slab |

School Information

| | |
|------------|-------------------------|
| Elementary | Orange Beach Elementary |
| Middle | Orange Beach Middle |
| High | Orange Beach High |

Additional Information

| | |
|----------------|----------|
| HOA Fees | 1200 |
| HOA Fees Freq. | Annually |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Wise Living Real Estate, Llc |
|----------------|------------------------------|

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