

# **\$375,000 - 1094 Pencarro Boulevard, Foley**

MLS® #353751

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## **\$375,000**

4 Bedroom, 2.00 Bathroom, 1,891 sqft  
Residential on 0 Acres

Riverside Arbor Walk, Foley, AL

**\*MOVE-IN READY \* \$20,000 in Builder Incentives for a March 2024 Closing \***  
Welcome to Riverside at Arbor Walk, conveniently located on County Road 65 approximately 20 minutes from the white sandy beaches and minutes from shopping, dining, and entertainment. The HOLLY plan offers an open concept floor plan with 4 bedrooms, 2 full baths, and a 2 car-garage. It sits on a cul-de-sac lot. The exterior of this home offers mostly brick with some Hardie Board in front. The interior features 9' ceilings throughout with a tray ceiling in the living room and primary suite, granite countertops, EVP snap lock flooring throughout, stainless steel appliances, and LED lighting package throughout. The primary suite offers a huge walk-in closet with a roomy attached bathroom with a double sink vanity, garden tub, 5' walk-in shower, & a linen closet. The second, third, & fourth bedroom and second full bath are at the front of the home down the hallway directly off of the foyer. This plan also includes a wide covered back porch area for sunsets or entertaining guests. **\*This home is being built to Gold FORTIFIED Home™ certification, which may save the buyer on their homeowners insurance. \*This home features our Home is Connected (SM) Smart Home Technology, which includes control panel, doorbell, smart code lock, two smart light switches, and thermostat, all controlled by one app. (See Sales Representative for complete details on these starred items). \*\*Pictures are**



of similar home and not necessarily of subject property, including interior and exterior colors, options, and finishes. \*\*Home is move-in ready, lot #175

Built in 2023

**Essential Information**

MLS® #	353751
Price	\$375,000
Sold Price	\$364,900
Closed Date	2024-04-19
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,891
Acres	0.37
Year Built	2023
Type	Residential
Sub-Type	Traditional
Style	Traditional
Status	Closed

**Community Information**

Address	1094 Pencarro Boulevard
Area	Foley 2
Subdivision	Riverside Arbor Walk
City	Foley
County	Baldwin
State	AL
Zip Code	36535

**Amenities**

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

**Interior**

Interior	Vinyl
Interior Features	En-Suite, Split Bedroom Plan
Appliances	Dishwasher, Disposal, Microwave, Electric Range
Heating	Heat Pump
Cooling	Central Electric (Cool), Heat Pump
# of Stories	1
Stories	One

**Exterior**

Exterior	Brick, Hardboard, Wood Frame, Fortified-Gold
Exterior Features	Termite Contract
Lot Description	Less than 1 acre, Cul-De-Sac, Level
Roof	Dimensional
Construction	New Construction
Foundation	Slab

**School Information**

Elementary	Florence B Mathis
Middle	Foley Middle
High	Foley High

**Additional Information**

HOA Fees	665
HOA Fees Freq.	Annually

**Listing Details**

Listing Office	Dhi Realty Of Alabama, Llc
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