

# **\$346,850 - 4267 Montague Drive, Gulf Shores**

MLS® #353775

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**\$346,850**

3 Bedroom, 2.00 Bathroom, 1,672 sqft  
Residential on 0 Acres

The Village at Craft Farms, Gulf Shores, AL

The Village at Craft Farms is an ACTIVE ADULT COMMUNITY featuring a community pool, pickle ball court, putting green, and the convenience of lawn maintenance (mowing and edging), which is included in your monthly HOA. This is a unique community located within prestigious Craft Farms North and is convenient to shopping, dining, entertainment, and the sandy white beaches of the Gulf of Mexico. Enjoy carefree living in a home built with your low-maintenance lifestyle in mind. Our spacious and beautiful Freedom homes are smartly designed with you in mind. This single-story three bedroom/two bath BRISTOL floor plan includes granite kitchen and bath counter tops, stainless steel appliances, Luxury vinyl plank flooring, beautiful, recessed panel cabinets, and a designer lighting package. Additional features include a two-car garage with remote, hurricane fabric shield protection for windows and doors, a fully sodded front and back yard where cleared, and a covered back porch. \*The home is being built to Gold FORTIFIED Home™ Certification, which may save the buyer on their homeowner's insurance. The home will also include a Home is Connected (SM) Smart Home Package. \* Under construction with an estimated November 2023 finish. See additional documents for HOA information and floor plan. Interior photos are of a staged Bristol model plan and not of subject property.



Built in 2023

**Essential Information**

MLS® #	353775
Price	\$346,850
Sold Price	\$336,900
Closed Date	2024-01-31
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,672
Acres	0.18
Year Built	2023
Type	Residential
Sub-Type	Cottage
Style	Cottage
Status	Closed

**Community Information**

Address	4267 Montague Drive
Area	Gulf Shores 2
Subdivision	The Village at Craft Farms
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

**Amenities**

Amenities	Pool - Outdoor, 55 Plus Community, Other
Utilities	Gulf Shores Utilities
Parking	Double Garage, Automatic Garage Door
View	Eastern View
Waterfront	No Waterfront
Has Pool	Yes
Pool	Community, Association

**Interior**

Interior	Vinyl
Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Disposal, Microwave, Electric Range
Heating	Electric, Central

# of Stories	1
Stories	One

## Exterior

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

## School Information

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

## Additional Information

HOA Fees	179
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Dhi Realty Of Alabama, Llc
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