

# **\$495,500 - 4297 County Road 6 Unit 406, Gulf Shores**

MLS® #355115

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## **\$495,500**

3 Bedroom, 3.00 Bathroom, 1,702 sqft  
Residential on 0 Acres

BayJohn, Gulf Shores, AL

Spacious open floor plan with windows capturing water views upon entry. Immaculate 3 bed 3 bath top-floor corner unit with the incredible views. Stylish kitchen with solid surface countertops and high-end LG appliances. Condo sold furnished. Large laundry area with extra storage. Boat dock with assigned slip #33 and 6k lb boat lift (approx. 17x25). Exceptional riverfront boating with panoramic views on the Bon Secour River. Serene and secluded, just off the beaten path, yet minutes away from Gulf beaches, state park, and local attractions. Direct boating access to Bon Secour River, Oyster Bay, Intracoastal Waterway, Mobile Bay, and the Gulf of Mexico. Bay John is a well-maintained complex with amenities and restricted entry. New roof in 2021. Covered parking and storage for water toys and beach gear. The oversize bedrooms can easily accommodate large families and group get togethers, each bedroom with a private bath. Access to the large screened balcony from the living room and primary bedroom. Upgraded HVAC system and recently replaced water heater. This complex is rent restricted from short term rentals (30 day min).



Built in 2006

## **Essential Information**

MLS® #	355115
Price	\$495,500

Sold Price	\$490,000
Closed Date	2024-03-08
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,702
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Condominium
Status	Closed

## Community Information

Address	4297 County Road 6 Unit 406
Area	Gulf Shores 2
Subdivision	BayJohn
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

## Amenities

Amenities	BBQ Area, Condo 2-Bdrms in Complex, Condo 3-Bdrms in Complex, Covered Entry, Fitness Center, Internet, Landscaping, Pool - Outdoor, Gated, Water Access-Deeded
Utilities	Cable Connected
Parking	Assigned, Covered, Parking Lot
View	Direct Bay Front, Direct River Front, Southern View, Eastern View, Western View, Indirect ICW Side
Is Waterfront	Yes
Waterfront	Bay Access (Wlk <=1/4 Mi), Deeded Access, River Acc (Wlk <=1/4 Mi), River Front
Has Pool	Yes
Pool	Community, Association

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), Internet
Appliances	Dishwasher, Disposal, Dryer, Microwave, Electric Range, Refrigerator w/Ice

	Maker, Washer, Electric Water Heater
Heating	Electric
Cooling	Ceiling Fan(s)
# of Stories	1
Stories	One

## Exterior

Exterior	Stucco
Lot Description	Waterfront, Pier, Boat Lift
Windows	Double Pane Windows
Construction	Resale
Foundation	Pilings

## School Information

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

## Additional Information

HOA Fees	630
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Re/max Paradise
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Listing information last updated on May 14th, 2024 at 3:00pm CDT