

\$699,000 - 639 Royal Troon Circle, Gulf Shores

MLS® #355277

\$699,000

3 Bedroom, 3.00 Bathroom, 2,448 sqft
Residential on 0 Acres

Craft Farms North, Gulf Shores, AL

This is a RARE opportunity to purchase an exceptional custom-built lakefront 3 bedroom, 2 1/2 bath home with a pool, in the desirable and centrally located golf cart friendly community of Craft Farms North. As you enter this home, your eyes are immediately drawn to the stunning outdoor living space and lake views that make you realize this home is special. An open concept layout floor plan, accentuated by bay windows in the breakfast nook and expansive retractable sliding glass doors floods the living areas with natural light and seamlessly extends the indoors to the outdoors. The home features 10' ceilings, rising to 12' in the foyer and dining room and plantation shutters on all windows. Recent updates include, freshly painted throughout, new bedroom carpeting, the oversized garage (with golf cart door) has also just been coated with a polyaspartic coating. The kitchen opens to the living area and breakfast nook creating a great flow for preparing meals and entertaining. You enter the primary suite through solid french doors and are greeted with tall tray ceilings, crown molding, a wall of windows that take advantage of the lake and pool views, two walk in closets, a large en-suite bathroom with two separate vanities, tiled shower and large soaking tub. Positioned on the opposite side of the home you will find a half bath, 2 guest bedrooms and a full bathroom. Designed for outdoor living, this home offers a serene covered porch, a hot tub cascading into the pool and a screened lanai



overlooking the picturesque lakeâ€”a perfect outdoor entertainment oasis. A quick golf cart ride to shopping, dining, the Craft Farms Golf Course, the newly announced 127-acre park accessible by golf cart, and the new high school to the east of the subdivision creates an unparalleled location. Additionally, the subdivision's 75+ acres of common area, including six fishing ponds and plentiful walking paths, add to the community's popularity. Sellers are licensed realtors in TX.

Built in 2008

Essential Information

| | |
|----------------|--------------|
| MLS® # | 355277 |
| Price | \$699,000 |
| Sold Price | \$675,000 |
| Closed Date | 2024-02-14 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,448 |
| Acres | 0.48 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Single Story |
| Status | Closed |

Community Information

| | |
|-------------|------------------------|
| Address | 639 Royal Troon Circle |
| Area | Gulf Shores 2 |
| Subdivision | Craft Farms North |
| City | Gulf Shores |
| County | Baldwin |
| State | AL |
| Zip Code | 36542 |

Amenities

| | |
|---------------|--|
| Amenities | Landscaping |
| Utilities | Underground Utilities, Gulf Shores Utilities, Riviera Utilities, Cable Connected |
| Parking | Double Garage, Golf Cart Garage, Automatic Garage Door |
| View | Direct Lake Front |
| Is Waterfront | Yes |
| Waterfront | Lake Front |
| Has Pool | Yes |
| Pool | In Ground, Screen Enclosure |

Interior

| | |
|-------------------|---|
| Interior | Carpet, Tile |
| Interior Features | Ceiling Fan(s), En-Suite, High Ceilings, Internet, Split Bedroom Plan |
| Appliances | Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer |
| Heating | Heat Pump |
| Cooling | Central Electric (Cool) |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas Log |
| # of Stories | 1 |
| Stories | One |

Exterior

| | |
|-------------------|------------------------------|
| Exterior | Brick |
| Exterior Features | Termite Contract |
| Lot Description | Less than 1 acre, Waterfront |
| Windows | Window Treatments |
| Roof | Composition |
| Construction | Resale |
| Foundation | Slab |

School Information

| | |
|------------|------------------------|
| Elementary | Gulf Shores Elementary |
| Middle | Gulf Shores Middle |
| High | Gulf Shores High |

Additional Information

| | |
|----------------|----------|
| HOA Fees | 920 |
| HOA Fees Freq. | Annually |

Listing Details

Listing Office

Re/max Paradise

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