

# **\$375,000 - 6969 Falls Church Court, Spanish Fort**

MLS® #355889

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## **\$375,000**

4 Bedroom, 3.00 Bathroom, 2,342 sqft  
Residential on 1 Acres

Falls Church, Spanish Fort, AL

This beautiful and quaint home offers a highly desired location, community and charm in the Falls Church subdivision. With only one owner, this property has been well maintained and presents a wonderful opportunity for buyers to create their dream home. Out the back door you will find a screened in porch overlooking the deck and beautiful concrete pool that was resurfaced in 2021! The large fenced in back yard includes a storage building/workshop with built in workbench, mature fruit trees and backs up to Spanish Fort Elementary School and baseball park. This home also features a new fortified roof (2022). Inside you will find well maintained hard wood and ceramic tile flooring. The living room features an abundance of natural light, a beautiful built in and a gas fireplace. In the kitchen there are stainless steel appliances, a gas stove and granite countertops. There is also a breakfast area in the kitchen, seating at the bar, as well as a separate dining room offering plenty of space for hosting. The formal dining room can easily be converted to a home office or flex space. The large primary bedroom and bath includes a double vanity, separate tub and shower, his & hers closets and also includes private access to the back porch. Conveniently located less than 2 miles from interstate 10 allowing easy commute to Mobile and Pensacola and just 10 minutes from the restaurants and shopping at the Eastern Shore Centre. This house is ready for its new owners to add their own touch to make it



home. Contact your favorite agent today to see the wonderful lifestyle this charming property has to offer!

Built in 1994

**Essential Information**

MLS® #	355889
Price	\$375,000
Sold Price	\$376,000
Closed Date	2024-02-02
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,342
Acres	0.50
Year Built	1994
Type	Residential
Sub-Type	Traditional
Style	Traditional
Status	Closed

**Community Information**

Address	6969 Falls Church Court
Area	Spanish Fort
Subdivision	Falls Church
City	Spanish Fort
County	Baldwin
State	AL
Zip Code	36527

**Amenities**

Amenities	None
Utilities	Fairhope Utilities, Riviera Utilities
Parking	Attached, Automatic Garage Door
View	None/Not Applicable
Waterfront	No Waterfront
Has Pool	Yes

Pool	In Ground
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## Interior

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Split Bedroom Plan
Appliances	Dishwasher, Microwave, Gas Range, Refrigerator w/Ice Maker
Heating	Electric
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	One

## Exterior

Exterior	Brick, Hardboard
Exterior Features	Termite Contract
Lot Description	Less than 1 acre, Cul-De-Sac, Few Trees, Subdivision
Roof	Composition, Fortified Roof
Construction	Resale
Foundation	Slab

## School Information

Elementary	Spanish Fort Elementary
Middle	Spanish Fort Middle
High	Spanish Fort High

## Additional Information

HOA Fees	300
HOA Fees Freq.	Annually

## Listing Details

Listing Office	Scout South Properties
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