

# **\$795,000 - 9343 Marigot Promenade, Gulf Shores**

MLS® #356504

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## **\$795,000**

3 Bedroom, 3.00 Bathroom, 1,844 sqft  
Residential on 0 Acres

Martinique on the Gulf, Gulf Shores, AL

This beautifully updated 3-bedroom, 3-bathroom home is located just steps away from the Gulf of Mexico in the private community of Martinique on the Gulf. Whether you're seeking a primary residence, vacation home, or investment property, this home has the perfect combination of privacy, comfort and resort-style convenience that makes it a great fit for any buyer! This community has so much to offer, with deeded beach access, gulf front pool, indoor/outdoor heated pool, tennis and pickleball courts, fitness center, sauna, bike baths, and more! Walk through your spacious living area to your kitchen with all new stainless-steel appliances (2024) , granite countertops, island, breakfast bar, and access to your secluded, screened-in back porch. The upstairs master suite features your own private balcony, walk-in closet, double vanity with quartz countertops, garden tub, and walk-in shower. Recent upgrades to the home include brand new LVP flooring throughout the entire home (2024) , quartz countertops in bathrooms, HVAC (2017), water heater (2020), and screened in back porch (2021). You'll also be mere minutes away from Jesse's on the Bay, Sassy Bass, Kiva Dunes Golf Course, Beach Club Resort & Spa, and new Dollar General Market.

**\*\*Walkthrough video available upon request. \*\*Staged items NOT to Convey with sale- unless specifically purchased outside of contract with stager\*\***



Built in 2000

Essential Information

MLS® #	356504
Price	\$795,000
Sold Price	\$770,000
Closed Date	2024-03-08
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,844
Acres	0.09
Year Built	2000
Type	Residential
Sub-Type	Cottage
Style	Cottage
Status	Closed

Community Information

Address	9343 Marigot Promenade
Area	Fort Morgan
Subdivision	Martinique on the Gulf
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

Amenities

Amenities	BBQ Area, Clubhouse, Fitness Center, Pool - Indoor, Landscaping, Meeting Room, Pool - Outdoor, Steam/Sauna, Tennis Court(s), Water Access-Deeded
Utilities	Gulf Shores Utilities, Cable Connected
Parking	Attached, Single Garage
View	Indirect Gulf Side
Waterfront	Beach Accs (Wlk <=1/4 Mi), Deeded Access, Gulf Accs (Wlk <=1/4 Mi)
Has Pool	Yes
Pool	Community, Association

Interior

Interior	Tile, Wood
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Interior Features	Ceiling Fan(s), Internet, Storage
Appliances	Dishwasher, Disposal, Dryer, Microwave, Electric Range, Washer
Heating	Electric
Stories	Two

## Exterior

Exterior	Hardboard
Exterior Features	Outdoor Shower, Termite Contract
Lot Description	Less than 1 acre
Roof	Metal
Construction	Resale
Foundation	Slab

## School Information

Elementary	Foley Elementary
Middle	Foley Middle
High	Foley High

## Additional Information

HOA Fees	1777
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	Exp Realty Seaside
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