

# **\$490,000 - 27800 Canal Road Unit 413, Orange Beach**

MLS® #357937

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## **\$490,000**

1 Bedroom, 1.00 Bathroom, 878 sqft

Residential on 0 Acres

The Moorings, Orange Beach, AL

When you enter through the front door of unit 413 you are automatically taken in by the exquisite water view. Beautifully furnished 1 bed condo on the 4th floor in the very sought after complex, The Moorings. Diagonal laid tile except for bedroom which has tile plank flooring. Improvements to the unit include: gas fireplace removed and new electric with floating flames installed and surrounded by shiplap, new French door Westinghouse refrigerator, new 3 tray dishwasher, new stove all within the last 2 years. Desk area was turned into an adorable bar area with quartz countertops and shelving between the upper cabinets. Sofa queen sleeper about 1 year old. Gas grill on balcony is the original. Patio furniture less than 1 year old. Shiplap added around the kitchen bar area. The non-working jetted tub was replaced with beautiful tiled, large shower. Certain items do not convey as shown in uploaded list. THE VIEWS FROM THE BALCONY BOTH DURING THE DAY AND NIGHT ARE BEAUTIFUL. Battery operated roll window coverings in the living area. The Moorings is a very secured, gated community with wonderful owners. They have a strong association, an owners lounge used only for the owners, especially during SEC football season! Exercise facility on the main floor. Welcoming lobby area. Large outdoor pool area with plenty of lounge chairs, tables, and chairs. Hot tub. In the exercise facility there is a steam room and a dry sauna room. Beautifully landscaped. Rentals are allowed



with a 7 day minimum. Owners are allowed to have pets but not renters or guests. THIS UNIT DOES NOT HAVE A BOAT SLIP OR A PRIVATE, COVERED PARKING SPOT.

Built in 2006

**Essential Information**

MLS® #	357937
Price	\$490,000
Sold Price	\$482,500
Closed Date	2024-03-29
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	878
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Condominium
Status	Closed

**Community Information**

Address	27800 Canal Road Unit 413
Area	Orange Beach 1
Subdivision	The Moorings
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

**Amenities**

Amenities	Common Lobby, Covered Entry, Fitness Center, Fishing, Pool - Kiddie, Landscaping, Pool - Outdoor, Steam/Sauna, Gated
Utilities	Sewer Available, Underground Utilities, Cable Connected
Parking	Parking Lot
View	Direct Bay Front, Marina View, Pool Area View
Is Waterfront	Yes
Waterfront	Bay Front - Building

Has Pool	Yes
Pool	Community

## Interior

Interior	Tile, Other Floors-See Remarks
Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Internet, Storage
Appliances	Dishwasher, Disposal, Dryer, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer
Heating	Electric
Cooling	Central Electric (Cool), Ceiling Fan(s), HVAC (SEER 16+)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
# of Stories	1
Stories	One

## Exterior

Exterior	Stucco, Solid Masonry
Exterior Features	Condo Balc Grill Allowed, Gas Grill
Windows	Window Treatments, Double Pane Windows
Roof	Built-Up
Construction	Resale

## School Information

Elementary	Orange Beach Elementary
Middle	Orange Beach Middle
High	Orange Beach High

## Additional Information

HOA Fees	582
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Re/max Of Orange Beach
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