

FEATURES & COST TO OWN

1525 Sago Ct • Gulf Shores, AL 36542

The Colony at Fort Morgan

PROPERTY HIGHLIGHTS

- Gold Fortified Construction
- 3 Bedrooms | 2 Bathrooms
- 1,695 Heated Sq Ft
- Built in 2021
- Located on a quiet cul-de-sac
- Large lot backing up to a preserve for privacy
- Community pool

EXTERIOR FEATURES

- Metal roof with complete gutter system
- Board-and-batten Hardie siding
- Impact-rated windows
- Irrigation system
- Natural gas
- Landscaping

INTERIOR FEATURES

- Open-concept floor plan
- High ceilings with crown molding throughout
- LVP flooring throughout (tile in baths)
- Granite countertops
- 8' interior doors
- LED lighting with dimmer switches
- Ventless gas fireplace with stone surround

- Rinnai tankless hot water heater

KITCHEN

- KitchenAid appliance package
- Gas oven and stove
- Granite countertops
- Undercounter lighting
- Open to living area—ideal for entertaining

BATHROOMS

- Glass-encased tiled showers in both baths
- Tile flooring
- Primary bath includes double vanity and freestanding soaking tub
- En suite primary bathroom also includes a double vanity, freestanding soaking tub, and a passthrough to the closets and laundry room

OUTDOOR LIVING

- Sliding glass doors from living area
- Large, screened back patio with concrete floor
- Hot tub ready with 220 outlet and leveled pad
- Private backyard with nature preserve views

GARAGE & LAUNDRY

- Oversized garage with 9' tall door
- Elevated windows for natural light
- Upstairs attic access

COST TO OWN (Based on Seller-Provided Averages)

- **Electric (Baldwin EMC):** \$90.00–\$150.00 per month (seasonal)
- **Gas (Riviera Utilities):** \$38.00 per month
- **Water (Gulf Shores Utilities):**
 - House water: \$25.40 per month

- Convenience meter: \$10.40 base; can increase to \$30+ depending on irrigation
- **Trash (Republic Services):** \$55.50 quarterly
- **Internet (Mediacom):** \$117.00 per month
- **Insurance (Josh Wild – State Farm):** \$2,173.00 per year
 - No flood insurance required (Flood Zone X)
- **Termite Bond (Prewitt Pest Control):** \$360 annually
- **Annual HOA Dues:** \$500 (Community pool and common areas maintenance)
- **2025 Property Taxes:** \$1,572.66 annually

Buyer to verify all information, measurements, utilities, taxes, insurance, HOA information, and service providers.