

31061 PENINSULA DR.

Orange Beach, Alabama | Ono Island

Waterfront Living on Ono Island

Located on exclusive Ono Island, this waterfront home enjoys a beautiful setting with direct boating access and views of the Intracoastal Waterway, Perdido Bay, Arnica Bay, and Bayou St. John that make every day feel like a getaway. Designed for those who enjoy life on the water, the property includes a deeded boat slip with a 16,000-pound lift in Ono Island Harbour, plus a private entertainment dock perfect for fishing, relaxing, or watching the sunset.

Home Features:

- 3 Bedrooms
- 3 Full Baths + 1 Half Bath
- Approx. 3,016 Square Feet
- Built in 1991
- Contemporary coastal design
- Beautiful glossy quartz tile flooring
- Custom kitchen with updated cabinetry, countertops, and appliances
- Stainless steel appliances
- Gas range with double ovens
- Built-in microwave
- Wet bar for entertaining
- Completely updated bathrooms with modern updates and finishes
- Fireplace
- Spacious primary suite with garden tub, separate shower, dual vanities, water closet, and two closets
- Tankless gas water heater
- Whole-home Wi-Fi automation system
- Whole-house natural gas generator
- Upstairs HVAC system replaced in 2026

Outdoor Features:

- Bayou-front location on Bayou St. John
- Heated saltwater pool
- Composite decking
- Entertainment dock
- Deeded boat slip with 16,000-pound lift
- Impact-resistant windows
- Irrigation system
- Professional landscaping
- Metal roof
- Oversized 4+ car garage
- Waterfront views from multiple rooms and outdoor living spaces

Island Life:

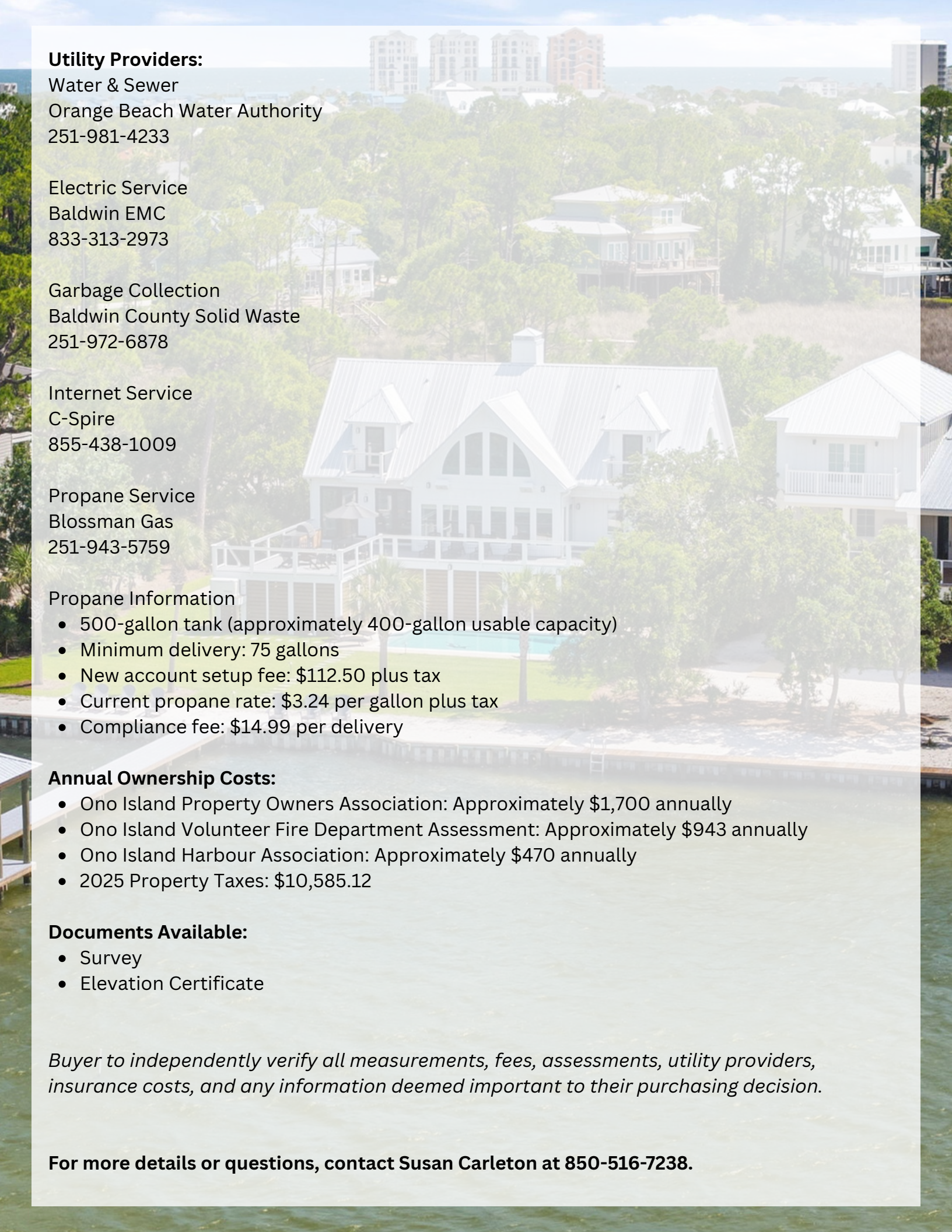
Residents of Ono Island enjoy a private gated community with security patrol, sidewalks, community amenities, & some of the Gulf Coast's most desirable boating waters. Whether spending the day on the water, entertaining poolside, or enjoying a quiet evening overlooking the water, this offers an exceptional coastal lifestyle.



Susan Carleton
Owner/Broker

CALL 850-516-7238 TODAY!
SUSAN@POINTESOUTH.COM
WWW.SUSANCARLETON.COM





Utility Providers:

Water & Sewer

Orange Beach Water Authority

251-981-4233

Electric Service

Baldwin EMC

833-313-2973

Garbage Collection

Baldwin County Solid Waste

251-972-6878

Internet Service

C-Spire

855-438-1009

Propane Service

Blossman Gas

251-943-5759

Propane Information

- 500-gallon tank (approximately 400-gallon usable capacity)
- Minimum delivery: 75 gallons
- New account setup fee: \$112.50 plus tax
- Current propane rate: \$3.24 per gallon plus tax
- Compliance fee: \$14.99 per delivery

Annual Ownership Costs:

- Ono Island Property Owners Association: Approximately \$1,700 annually
- Ono Island Volunteer Fire Department Assessment: Approximately \$943 annually
- Ono Island Harbour Association: Approximately \$470 annually
- 2025 Property Taxes: \$10,585.12

Documents Available:

- Survey
- Elevation Certificate

Buyer to independently verify all measurements, fees, assessments, utility providers, insurance costs, and any information deemed important to their purchasing decision.

For more details or questions, contact Susan Carleton at 850-516-7238.