

425 GULFVIEW LN.

PROPERTY OVERVIEW

- Newly built residence completed in 2025
- 4 Bedrooms | 3 Bathrooms
- 2,680 square feet
- 2 car garage
- Located in a gated community on Perdido Key
- Subdivision marina with a dedicated boat slip

INTERIOR FEATURES

- Open floor plan designed for comfortable coastal living
- Chef's kitchen with quartz countertops & name brand appliances
- Dual fuel range & natural gas cooktop
- Solid wood custom cabinetry throughout
- Solid wood stairways & shelving in pantry and closets
- Porcelain tile flooring throughout with no carpet
- Tile showers & upgraded plumbing fixtures
- High ceilings on the main living level
- Extra large laundry room with folding counter
- Walk in attic offering abundant storage
- Data wiring installed throughout the home
- Spacious garage with app controlled garage doors

OUTDOOR LIVING

- Large decks & patios for outdoor entertaining
- Composite decking for durability in coastal conditions
- Tempered control outdoor shower
- Privacy screens for front entry & rear side patio
- Natural gas feed for future grill on main deck
- Landscaped yard with automatic irrigation drip system
- Stainless steel exterior hardware

STRUCTURAL FEATURES

- Durable standing metal roof
- Impact rated high wind windows with no shutters required
- Fiber cement hardboard siding with hard backed stucco systems
- Sealed eaves for improved durability
- Elevated floor height designed to help reduce insurance costs
- Underground utilities for a clean streetscape
- 2x6 shear walls, hurricane rated bolts & structural straps
- 5/8 inch roof decking
- Built using V Zone construction methods for coastal resilience

ENERGY EFFICIENCY

- Tankless on demand water heater
- Spray foam attic insulation for improved energy efficiency
- Climate controlled attic space
- Natural gas for grill, cooktop & water heater
- Gas systems designed to remain functional during power outages

LOCATION HIGHLIGHTS

- Close to the Gulf Islands National Seashore
- Minutes from Orange Beach State Park
- Nearby public boat launches
- Convenient to local golf courses
- Easy access to NAS Pensacola



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