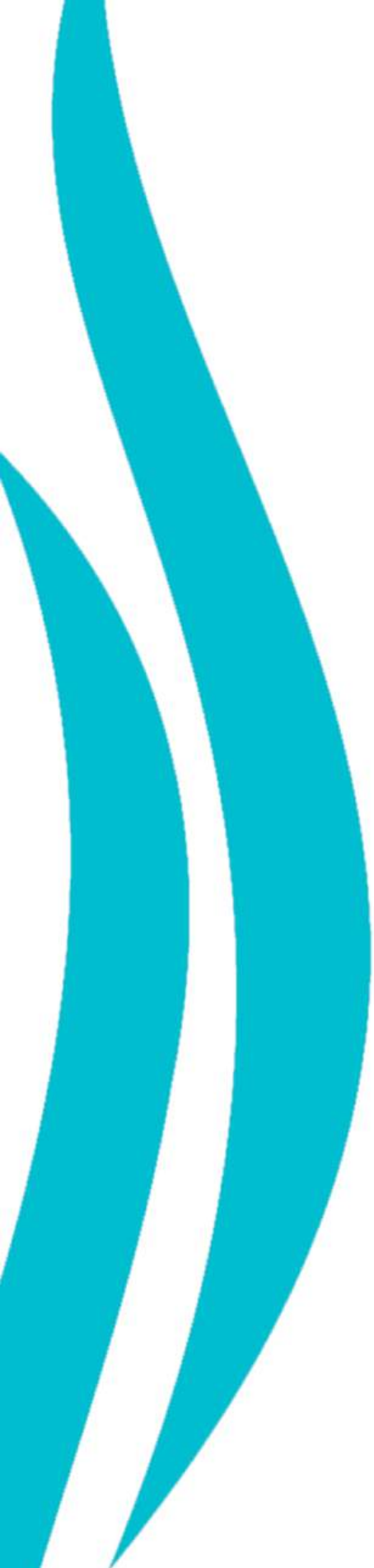




# *Property Information*

**3977 HATTERAS CV**

**ORANGE BEACH, AL 36561**

THE NIEL GROUP



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## HOME HISTORY

- Built in 1993
- Purchased by current owner in 2007
- Completely remodeled in 2019

## THE LOT

- Legal Dimensions: 90' x 180'
- Corner lot with a spacious backyard, side yard, and driveway
- Deeded water access (10' deeded access from the rear of the lot to a common beach along Bayou St. John)
- Conveniently located only 3/10 of a mile from the Ono bridge
- Lush tropical landscaping provides privacy
- Zoysia sod on all sides of the home



## THE BASICS

- 4BR/3BA - 2,271 SF
- Fortified Silver construction
- Single story on pilings with separate living quarters on the ground level
- Single carport
- Large loop driveway provides ample parking for vehicles and boats/trailers

## INTERIOR FEATURES

- COREtec XL luxury vinyl planks floors throughout
- Recessed lighting on dimmers
- Sonos sound system (interior and exterior)
- Solid panel shaker doors (interior)
- Kitchen:
  - Wood shaker-style cabinets
  - Soft close cabinets and drawers
  - Brushed nickel handle pulls
  - Under-cabinet lighting (dimmable)
  - Krause single-bowl deep sink
  - Moen faucet
  - Quartz countertops (Vicostone - Misterio)
  - Built-in 36" pantry cabinet with shelves and soft close drawers
  - Large island with seating for six and an abundance of storage
  - Glass subway tile backsplash
  - Stainless steel appliances
    - Whirlpool range w/ double oven, dishwasher, and refrigerator
    - Bosch microwave drawer
- Master Suite:
  - Spacious room with a sitting area
  - Double vanity with soft close shaker cabinets and drawers
  - Quartz countertops (Vicostone - Misterio)
  - Freestanding tub
  - Tiled walk-in shower with a glass front
  - Private water closet
  - Custom walk-in closet with a stack washer & dryer
  - Large solid-panel barn door into the bathroom



## INTERIOR FEATURES (CONTINUED)

- Guest Bathroom:
  - Double vanity with soft close cabinets and drawers
  - Quartz countertops (Vicostone - Misterio)
  - Tiled tub/shower surround
- Ground Level Suite / Pool Room / Kitchen:
  - Full living quarters with a living room, kitchen, dining area, large bedroom, bathroom, and laundry room
  - Kitchen:
    - Soft close shaker cabinets and drawers
    - Quartz countertops (Vicostone - Misterio)
    - Stainless steel appliances (Whirlpool refrigerator, range, and microwave)
  - Spacious bedroom with a sitting area
  - Single vanity with quartz countertops and soft close cabinets/drawers
  - Tiled walk-in shower with glass door
  - Full size washer and dryer
  - Deep freezer

## EXTERIOR FEATURES

- James Hardie siding
- Trex Transcend decking throughout
- White aluminum handrails
- Black aluminum fence
- Irrigation system
- Heated pool and spa with a waterfall feature (saltwater system)
- Spacious outdoor shower with hot/cold water and Trex Transcend decking for the floor
- Hardwired landscape lighting
- Storm shutters for all windows
- Electric 18' roll-down sun shade

## SYSTEMS

- Water Heater - AO Smith (2022)
- HVAC Ground Level - Rheem (2012)
- HVAC Main Level - Rheem (2012)

## UPGRADES - FULLY REMODELED IN 2019

- New metal roof (Fortified)
- New James Hardie cladding
- Trex Transcend decking throughout exterior areas
- Aluminum handrails (exterior)
- Re-plastered and re-tiled pool and spa
- New concrete pool patio
- Aluminum fence around the backyard and pool with a double gate in the carport
- Child safety pool fence
- Tropical landscaping
- Constructed an attached storage room with concrete slab
- COREtec luxury vinyl plank floors throughout
- Scraped popcorn ceilings and floated for smooth finish
- Recessed lighting (all on dimmers)
- New kitchen and appliances
- New bathroom vanities
- New showers and tubs
- New toilets
- New ceiling fans
- New paint (interior and exterior)





## UPGRADES - FULLY REMODELED IN 2019 (CONTINUED)

- New windows throughout
- New doors throughout (exterior and interior)
- New plumbing fixtures
- Wall-mounted televisions with hidden wires behind the walls
- Window treatments for all windows
- Custom master closet
- Installed Elfa shelving for guest bedroom closets
- Ceiling fans on rear patio
- Electric roll-down shade for rear patio
- Waterproofed rear patio from above with a metal ceiling
- Storm shutters (metal panel)

## HOA DUES

- HOA fee: \$1,700/year (due in March)
- Ono Fire Authority: \$943/year (due in January)
- Ono Island transfer fee: \$8,000 (to be paid by buyer)

## COMMUNITY AMENITIES

- Tennis courts
- Pickleball courts
- Basketball courts
- Outdoor pool
- Indoor pool
- Fitness center
- Green space
- Playground
- Boat launch with trailer parking
- Security patrol (24 hours/day)
- Gated community with guard

## ROUTINE SERVICE CONTRACTS

- Termite: Alapest (\$300/year); transferable with a \$35 fee
- Power: Baldwin EMC (\$315/month)
- Internet: Mediacom (\$116.55/month)
- Pool service: Island Pool (\$166/month)
- Water: Orange Beach Water Authority (\$287/month)
- Sewer: City of Orange Beach (\$42/month)
- Trash: Baldwin County Solid Waste (\$102/quarter)
- Insurance: Frontline (\$4,900/year)

## NOTES

- All appliances except the deep freeze will convey

*Disclaimer: All information and measurements are not guaranteed to be accurate and shall be verified by buyer and/or buyer's broker.*



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**RE/MAX** OF  
**ORANGE BEACH**