



Property Information

16362 HAMLET LANE

FOLEY, AL 36535

THE NIEL GROUP



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HOME HISTORY

- Built in 2002
- Current owner purchased in 2025

THE LOT

- Spacious corner lot measuring 119 x 136 (0.37 Acres)

THE BASICS

- 4BR/3BA w/ a Bonus Room (enclosed garage)
- Living space - 3,423 SF
- Single story home on slab
- All brick exterior

INTERIOR FEATURES

- Vaulted ceilings in the living room
- Wood-burning fireplace
- Quartz countertops in the guest bathrooms
- Spacious laundry room
- New architectural shingle roof (2025)
- Floors:
 - Tile throughout all living areas and bathrooms
 - Luxury vinyl plank in the master bedroom
 - Carpet in the guest bedrooms
- Kitchen:
 - White cabinets with quartz countertops
 - Herringbone tiled backsplash
 - Large island with shiplap accents and seating space
 - Abundance of cabinet and drawer storage
 - Recessed lighting
 - Large windows over the sink
 - Massive walk-through butler's pantry
- Master Suite:
 - Luxury vinyl plank floors in the bedroom
 - Elegant tile in the bathroom
 - Double vanity with marble countertops
 - Free-standing tub under a window
 - Tiled walk-in shower
 - Private water closet
 - Two spacious walk-in closets



EXTERIOR FEATURES

- Magnificent oak trees spread throughout the property
- Partially fenced yard
- Spacious screened and tiled rear porch – over 600 SF
- Covered rear patio offering an additional 200 SF
- Detached storage shed offering over 200 SF

SYSTEMS

- HVAC – Grandaire (2020 condenser; 2019 handler)
- Water Heater – Whirlpool (2006)

HOA

- HOA fee: \$170/year

ROUTINE SERVICE CONTRACTS

- Electric – Baldwin EMC
- Insurance – ICAT Quotes (\$4,602 and \$5,131)
- Water/Trash – Riviera Utilities

**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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