

Property Information Sheet

Property Address **32591 River Road, Orange Beach, AL 36561**

INSURANCE

Homeowners Insurance Carrier **Frontline** Annual Premium \$ **5,134**

Is Flood Insurance Required? Yes No

Flood Insurance Carrier **National General** Annual Premium \$ **522**

AVERAGE MONTHLY UTILITIES

Provide average monthly amounts (use last 12 months if available) **Utilities average \$225/month**

Electric \$ Natural Gas \$ Water \$ Sewer / Trash \$

MAJOR SYSTEMS — AGE / YEAR INSTALLED

Roof — Year Installed or Age **2022** HVAC — Year Installed or Age **Unit 1 - 2026** Water Heater — Year Installed or Age **2012**
Unit 2 - 2023

HOA INFORMATION

Is there an HOA? ☒ Yes ☐ No **There is a one time Transfer Fee of \$8,000 to be paid by buyer**

HOA Name **Ono Island POA** Monthly HOA Dues \$ Annual HOA Dues \$ **3,019**

HOA Contact Name Phone Number **251-980-5152** Email Address **frontdesk@onoislandpoa.com**

UPDATES & IMPROVEMENTS

List notable updates with year completed (e.g., new plumbing 2021, panel upgrade 2019)

- Updates completed in 2023: New hardy board siding, strapping added, hurricane windows and doors (window above door is not hurricane but has automatic hurricane shutter). Partial plumbing updates in bathrooms

GOLD FORTIFIED DESIGNATION

Is this home Gold Fortified Certified? Yes ☒ No **Roof is fortified**

Certificate Number (if available)

TERMITE BOND

Is there an active Termite Bond? ☒ Yes No

Termite Company **Wayne's** Expiration Date

Information provided by seller for buyer reference only and does not constitute a warranty.

Updates continued

- Pool installed January 2025. Has hot water heater but not connected to propane.**
- New decking January 2025**
- 10,000 boat lift 2021. New supports in 2025**
- 28ft boat slip. Can fit larger if front decking is removed.**

