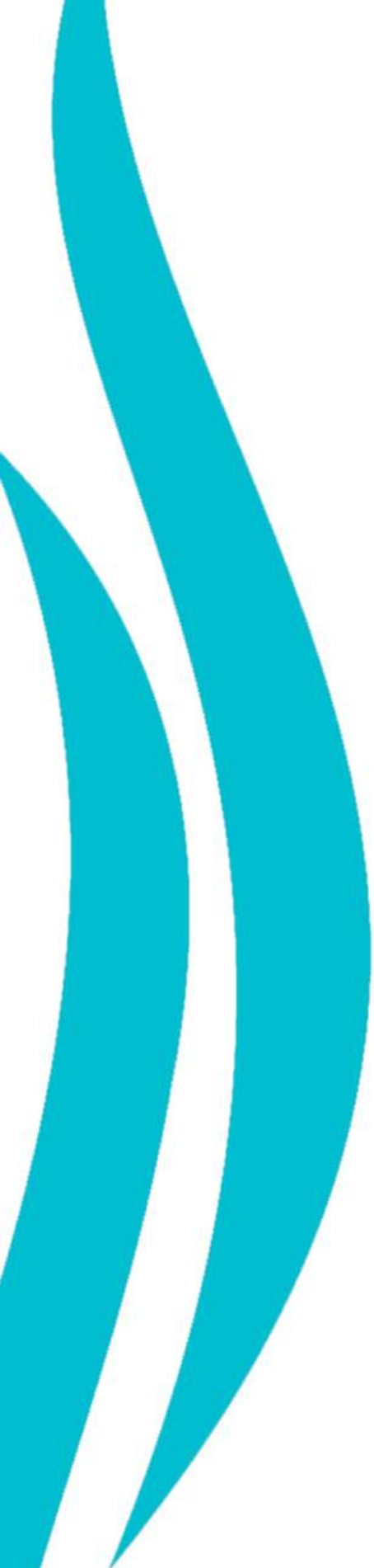




Property Information

3214 SAND DOLLAR LN

GULF SHORES, AL 36542

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HOME HISTORY

- Built in 2004
- Purchased by current owner in 2023

THE LOT

- Double lot measuring 0.872 acres (128 x 315)

THE BASICS

- 6BR/5BA/2HB
- Total living area - 4,989 SF
- Covered porches - 2,768 SF
- Uncovered deck - 420 SF
- Three car garage & storage area - 3,095 SF
- Total under roof - 10,852 SF
- Four stories with three living levels
- Sleeps twenty people with eight beds
- Heated pool and spa support and attract year-round enjoyment and rentals
- Little Lagoon views from the first, second, and third levels
- Gulf views from the second and third levels
- Property backs up to 11.36 of pristine wetlands owned by the Laguna Key POA (never to be built upon)
- Gross Rental Revenue (2025) - \$157,333 (not operational for the full 12 months)
- Projected 2026 Rentals - \$187,226

INTERIOR FEATURES

- Kitchen:
 - Granite countertops
 - Under-cabinet lighting
 - Elevated bar with seating for three
 - Breathtaking Lagoon views
 - Walk-in pantry
 - Stainless steel appliances:
 - LG refrigerator
 - Frigidaire oven
 - GE Profile built-in four-burner electric range
 - Whirlpool dishwasher
 - Whirlpool microwave



INTERIOR FEATURES (CONTINUED)

- Master Suite:
 - Luxurious and spacious bedroom complete with a lounge area
 - Two couches, one of which pulls out into a queen sleeper, and a coffee table
 - Wall-mounted TV
 - Kitchenette bar area with granite countertops
 - Wine cooler
 - Mini-fridge with freezer component
 - Lagoon views
 - Direct balcony access
 - Desk with chair
 - En suite bathroom configuration with a double vanity; finished with granite countertops
 - Spacious walk-in shower
 - Separate jetted tub
 - Private water closet
 - Multiple closets
 - King bed
- Bedroom Configurations:
 - Main level:
 - Guest Bedroom 1 - king bed en suite w/ direct balcony access
 - Guest Bedroom 2 - king bed en suite w/ direct balcony access
 - Second level:
 - Master Suite - king bed en suite with a queen sleeper sofa and direct balcony access
 - Guest Bedroom 3 - king bed en suite w/ direct balcony access
 - Third level:
 - Guest Bedroom 5 - two queen beds
 - Bonus Room - loft style sleeping room with two queen beds, a queen sleeper sofa, and direct balcony access
 - Common full bathroom
- Large 18" tiles laid diagonally on the main living level
- High-end luxury vinyl plank floors on the first and second living levels
- Nine-foot ceilings
- Elevator access from the ground floor to the main level
- Flooded with natural light (northern and southern exposures are lined with glass)
- Two fireplaces

EXTERIOR FEATURES

- Wrap-around porches on the first and second levels spanning the entire perimeter of the house
- All windows are impact resistant, or have storm protection
- Front and rear balconies on the third level
- All porches/balconies are tiled with recessed lighting in the porch ceilings
- Lush tropical landscaping
- Large driveway that can accommodate many vehicles/boats/trailers
- Irrigation system
- Heated pool and spa with a waterfall feature (chlorine System)
- Travertine pool deck
- Fenced pool area
- Tiled roof - replaced in 2021





SYSTEMS

- HVAC 1 - Carrier (Air Handler - 2021; Condenser - 2020)
- HVAC 2 - Carrier (Air Handler - 2021; Condenser - 2020)
- HVAC 3 - Carrier (Air Handler - 2021; Condenser - 2020)
- Water Heater 1 - 2023
- Water Heater 2 - 2023

UPGRADES BY CURRENT OWNER SINCE 2024

- New luxury vinyl plank floors (75% of the house)
- Freshly painted walls, kitchen cabinets, handrails, stairs, porch columns, and garage pilings
- New interior light fixtures
- New recessed lighting in all porch ceilings
- New kitchen cabinet hardware
- New furniture (65% of the house)
- New heater for pool and hot tub
- Two new water heaters
- New refrigerator, dishwasher, and microwave
- New lighting package
- New grill
- New landscaping and expanded driveway
- New vanities and mirrors in the bathrooms
- Total capital improvement investment since purchasing in November of 2023: \$205,540

HOA

- HOA fees - \$6,272/year
- Community Amenities:
 - Resort style pool
 - Tennis courts
 - Gated and guarded
 - Gulf access
 - Lagoon access
 - Fishing pier
 - Gazebo

ROUTINE SERVICE CONTRACTS

- Termite: \$400/year; Beebe's Pest
- Power: \$900/month (average)
- Internet: \$106.21/month; Mediacom
- Pool service: \$170/month (Coastal Pools)
- Water: \$100/month (average); Gulf Shores Utilities
- Sewer: \$30/month; Gulf Shores Utilities
- Trash: \$58/month; Republic
- Homeowner's Insurance: \$16,226.85; Frontline
- Flood Insurance: \$5,190; Wright Flood
- Alarm system monitored by Cerberus

NOTES

- Golf cart in the garage to convey to purchaser

**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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