



House Upgrades and Features

13131 US Highway 98, Magnolia Spring, AL 36535

- Homes -Custom Built 1988 / 4-sided brick/3 beds/2,5 baths/ two bonus room/2730 SqFt.
- 2 woods burning fireplaces.
- Vents in the Soffit.
- Gutters around the whole house
- New Fortified Roof -2021
- New Lush Landscaping around House.
- New Exterior House lighting // Accent lighting on the Patio, Front Flower Bed.
- New Back Porch-Pergola
- New AC unit and Enclosure-06/2026
- Keyless, silent garage door opener.
- Whole house *GENERATOR*
- High and Cathedral Ceilings
- *TRAVERTINE* floors throughout the whole house
- Stainless Steel Kitchen appliances
- *TRAVERTINE* kitchen and bathroom Conter Tops
- Backsplash in the kitchen
- One compartment Large Stainless Steel kitchen sink
- Glass French doors in the Flex/Office room
- Freshly painted interior of the whole house - 2021.
- Freshly repainted exterior of the house -2026 Barn – 2026
- New updated modern light fixtures - 2022.
- New updated modern mirrors in all the bathrooms - 2022
- Large laundry room with a utility sink
- New renovated guest and half bath – 2025
- New Front door

no HOAs no Restrictive Covenants



Property Amenities

13131 US Highway 98, Magnolia Spring, AL 36535

- Newly updated and renovated 8,000 SqFt *BARN*,
 - New electrical wiring – 2022
 - New light fixtures
 - One half Horse-Ready – with 2 stalls
 - Second Half - Entertainment Barn
- Property Gated & Fully Fenced
- Storage Shed
- Large, designated pasture area

**For 911 compliance address is zoned Foley, however
mailing address is Magnolia Springs**

Helpful Links

- **City of Foley** (trash & recycle-curbside pickup) <https://cityoffoley.org/sanitation/>
- **Riviera Utilities** (gas, water, cable, and Internet) <https://www.rivierautilities.com/>
- **Baldwin County EMC** (Electricity Provider) <https://www.baldwinemc.com/>
- **Baldwin County Offices** www.baldwincountyal.gov/home
- **Alabama Emergency Management Agency** <https://ema.alabama.gov/preparedness>
- **Weeks Bay Reserve** [Weeks Bay Reserve](#) | [Outdoor Alabama](#)

Magnolia Springs -little history

Magnolia Springs, Alabama, is tucked away on the Magnolia River in South Alabama. Some may see it as just a sign on the map, or as the 30-minute left marker on their way to [Gulf Shores](#), but you shouldn't count this small town out. Magnolia Springs has plenty to enchant and a long history, too, that dates back to its origins as a Spanish land grant in 1800. Since then, it's been lauded as one of the [prettiest towns in Alabama](#), with mossy tree-lined streets, monthly potlucks, the sweetest little church, and, of course, proximity to the beach.

Adding to its charm, Magnolia Springs also boasts the only river route for mail delivery in the United States. Bills and junk mail are so much more delightful coming from a mailbox on the water. This town is a good place to visit any time of year, but warmer temperatures during spring through fall are good for outdoor exploring in the area.

"Come see for yourself why this charming little town is worth a visit—and why so many people choose to call it home."



WATERS EDGE

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Fun Facts about the House

13131 Highway 98 offers more than just a beautiful place to call home—it's a nature lover's dream. The property is home to 13+ species of mushrooms, with all but two being edible and highly sought after at local farmers markets. Imagine stepping outside your door to gather fresh mushrooms for dinner while enjoying the peace, privacy, and natural beauty that surrounds you.

