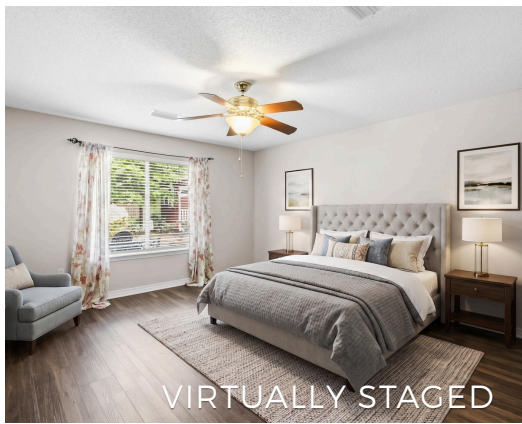


1313 W FAIRWAY DR GULF SHORES, AL 36542

GULF SHORES GOLF CLUB ESTATES
GOLF CART FRIENDLY + CLOSE TO FORT MORGAN RD TRAILS



MLS# 394558
3-BEDROOM | 2-BATH | 1718 SF

Features

- Fortified metal roof - Bronze Certificate on file
- Hurricane-impact windows installed
- Traditional single level full brick exterior design
- Double side-facing attached garage with an abundance of solid storage cabinets & separate storage closet
- PLENTY of parking in long driveway to garage & backyard plus additional semi-circle drive in front
- RV pad in backyard connected to driveway + 30 AMP power (perfect for RV, boat or trailer parking)
- Formal dining area & sunny breakfast nook in kitchen
- Spacious Primary suite with double vanity, water closet, shower only & walk-in closet with storage systems
- Full sized laundry room with alcove for additional storage - all appliances convey
- New water heater; HVAC approximately 9 years old & on regular service program with local HVAC company
- Large backyard with covered patio & detached shed with power
- Golf Cart friendly zoning & convenient to the Fort Morgan Road Trails
- Current Owner's: Homeowner's Insurance \$4600; Flood Insurance \$1269; Property Taxes \$1059.30

