

REAL ESTATE FEATURE SHEET

32301 River Road | Orange Beach, Alabama

Property Overview

Spacious and beautifully updated coastal residence offering luxury, functionality, and waterfront lifestyle amenities.

- **6 Bedrooms**
- **5 Bathrooms**
- **4,326 Sq Ft Living Space**
- **Lot Size: 80 x 313**
- **Double Car Garage**

Key Features & Highlights

- Newly Installed **Elevator (2020)**
- **Whole Home Alarm System**
- Outdoor **Saltwater Pool** w/ heating system
- **20,000 lb Boat Lift**
- Newly **Landscaped Grounds**
- **Irrigated Yard (Well-Fed System)**
- Expansive Outdoor Living Areas

Recent Upgrades & Improvements

- **27kW Generac Whole House Generator (2021)**
- **All HVAC Units Replaced (2020)** – Premier One
- **Tankless Water Heater (2026)**
- **Steam Shower with Aromatherapy** in Primary Bath (2024)
- **Dishwasher (2022)**
- **Kitchen Refrigerator (2023)**
- **60 x 24 Paver Outdoor Fire Pit (Propane)**

Insurance Information

- **Homeowners Insurance:** \$10,066/year
- **Flood Insurance:** \$1,597/year

Ono Island Property Dues

- **Ono Island Fees:** \$1,200/year
- **Fire Protection Authority:** \$967/year
- **Canal Owners Association:** \$250/year

Estimated Utility Costs

- **City Water:** \$25/month
- **Irrigation:** Well Water (no monthly cost)
- **Electric (Baldwin EMC):** \$340/mth
- **Propane (Blossman):** \$642/year
- **City Sewer:** \$42/month
- **Internet (C Spire):** \$82/month
- **Trash (Solid Waste):** \$96/quarter

Outdoor & Waterfront Living

Enjoy true coastal living with premium outdoor amenities:

- Private saltwater pool
- Large fire pit entertainment area
- Direct boating access with heavy-duty lift
- Generous lot depth for privacy and recreation

Why This Property Stands Out

This home blends modern upgrades with coastal luxury, offering turnkey convenience, high-end systems, and exceptional outdoor living — all in a prime Orange Beach location.