



Property Information

29206 ONO BLVD.

ORANGE BEACH, AL 36561

THE NIEL GROUP



THENIELGROUP.COM



Feature Sheet & Property Notes

29206 Ono Blvd.
Orange Beach, AL 36561

Home's History:

- Built in 2005
- Purchased by current owner in 2013

The Lot:

- Legal Dimensions: 120' x 335'
- 104' feet on the water
- High elevation (no past flood events) – Zone X
- Close proximity to the Ono bridge
- The home's southern orientation allows for a sea breeze in the summer and protection from cool winds in the winter

The Basics:

- Open-concept 5BR/6.5BA floor plan
 - Each of the five bedrooms has an en suite configuration with full bath
- Two stories
- Built on a slab
- Sold fully furnished
- Hard coat stucco (with the exception of decorative trim, which has a hard coat stucco backing)
- Heated and cooled living area – 5,800 SF
- Three car attached garage

Measurements:

- Foyer – 18'x21'
- Living Room – 21'x24'
- Kitchen – 14'x22'
- Master Bedroom – 14'x19'
- Master Closet – 16'x10'
- Rec/Entertainment Room – 35'x22'
- Media Room – 19'x13'
- Guest Bedroom 1 – 19'x14'
- Guest Bedroom 2 – 18'x16'
- Guest Bedroom 3 – 16'x16'
- Guest Bedroom 4 – 19'x14'

Interior Home Features:

- Glazed southern exposure providing an abundance of natural light
- Expansive views of Ole River from every room on the main level

- Indirect Gulf views from the first and second floors
- Ten-foot double entry wood doors
- Grand foyer with double staircase (25-foot ceiling heights)
- Remaining ceilings on the main level are between 11' and 12.5'
- Ceilings on second level are between 10' and 11.5'
- Large 18" travertine tile laid diagonally in the living areas
- Tile floors throughout the main living level
- Wood flooring in the second level common areas
- Carpet in all guest bedrooms
- Recessed lighting throughout
- Crown molding throughout
- Solid panel eight-foot interior doors
- Gas fireplace in the living room
- Designed for future elevator
- Whole-house sound system (exterior included)
- Large media room on the second level
- All downstairs furniture fabric is Sunbrella with the exception of the dining room chairs
- Commercial ice maker, refrigerator, and deep freezer in the garage
- Spacious entertainment room on the main level:
 - Large rectangular bar with seating for eight
 - Sink
 - Icemaker
 - Beverage cooler
 - Pool/Ping Pong Table
 - Direct patio access
- Kitchen:
 - Built-in GE Monogram refrigerator
 - GE Monogram six burner range with griddle
 - Two GE Monogram dishwashers
 - Light colored granite countertops
 - Island with seating for six
 - Tile backsplash (12" tile)
 - Under-cabinet lighting
- Master Suite:
 - Located on the main level
 - Stunning views of Ole River
 - Direct patio access through double doors
 - Trey ceilings
 - Spacious walk-in closet
 - Three single vanities
 - Large soaking tub
 - Tiled walk-in shower (18" tile)
 - Private water closet

RE/MAX Orange Beach
 26021 Perdido Beach Blvd • Orange Beach, AL 36561
 Cell: 251-979-9198 • Office: 251-981-2400 • Email: lance@thenielgroup.com
www.TheNielGroup.com

All measurements and information shall be verified by Buyer and/or Buyer's agent.

Exterior Home Features:

- Expansive views of the Gulf of Mexico and Ole River from both levels
- Large loop driveway
- Mature landscaping providing an abundance of privacy
- Large white sand beach area
- Irrigation (all on well water)
- Tiled roof replaced in 2021 (concrete tile)
- Painted the exterior of the house one year ago with elastomeric paint (ten-year warranty)
- All windows on the south side of the house are impact resistant with the exception of the four windows under the balcony
- Wood ceilings in the lanai with recessed lighting
- Gas fireplace
- Covered Outdoor Kitchen Area:
 - Stainless steel grill
 - Stainless steel mini fridge
 - Sink
- Boat House:
 - Built in 2015
 - Large boat slip (currently holds a 37' Freeman)
 - Boat lift (20,000 lbs.)
 - Storage closet
 - Tiled roof to match the home
- Pool:
 - Kevlar pool
 - Heated
 - Pool deck has Cool Deck coating
 - Tile replaced in 2018

Systems:

- HVAC Systems
 - Master – 2020
 - Downstairs – 2013
 - Upstairs – 2024
- Hot Water Heaters (2) – 2020 and 2021

RE/MAX Orange Beach
26021 Perdido Beach Blvd • Orange Beach, AL 36561
Cell: 251-979-9198 • Office: 251-981-2400 • Email: lance@thenielgroup.com
www.TheNielGroup.com

All measurements and information shall be verified by Buyer and/or Buyer's agent.

Routine Service Contracts:

- Average Monthly Power Bill – Baldwin EMC (\$400 to \$500)
- Water - (Orange Beach Water)
- Homeowners Insurance – Thames Batre | \$21,519/year
- Flood Insurance – Thames Batre (X Zone) | \$1,491/year
- Internet – C Spire
- Trash – Baldwin County Solid Waste
- Cable/TV - DirecTV
- Termite Bond – Beebe's Pest
- Buried propane tank (serviced by Blossman)
- Security System – ADT

HOA Dues:

- HOA Annual Dues - \$1,700
- Annual Fire Dues - \$967
- Transfer Fee - \$8,000 (paid by buyer)

Community Amenities:

- Tennis courts
- Pickleball courts
- Basketball courts
- Outdoor pool
- Indoor pool
- Fitness center
- Green space
- Playground
- Boat launch with trailer parking
- Security patrol (24 hours/day)
- Gated community with guard

Disclaimer: All information and measurements are not guaranteed to be accurate and shall be verified by buyer and/or buyer's broker.



THE NIEL GROUP



RE/MAX OF
ORANGE BEACH