



Feature Sheet & Property Notes

3797 Stafford Blvd.
Gulf Shores, AL 36542

Home's History:

- Built in 2022
- One Owner

The Lot:

- 80' x150'
- Lake front

The Basics:

- Truland Home
- Fortified Gold construction
- 4BR/3.5BA
- Living space – 2,687 SF
- 1.5 story home on slab
- All brick exterior with Hardie Board accents
- Generac 22W whole-house generator
- Storm shutters for all windows

Interior Home Features:

- Open-concept floorplan
- Nine-foot ceilings
- Gas-log fireplace
- Eight-foot solid wood entry door
- Cased windows and doors throughout
- Granite countertops in the guest bathrooms
- Jack & Jill bathroom with a double vanity
- Tiled tub-surrounds in the guest bathrooms
- Bench with cubbies and hooks creating a mud-room area
- Dining room/sitting area off the living room
- Spacious breakfast nook attached to the kitchen
- Spacious laundry room
- Floors:
 - Luxury vinyl plank and tile in the common areas
 - Tile in the bathrooms
 - Carpet in the bedrooms
- Kitchen:
 - Soft close cabinetry
 - Large island with shiplap bar splash
 - Fantasy Brown dolomitic marble countertops

- Tile backsplash
- Stainless steel appliance package
- Five burner gas range
- Built in microwave
- Recessed and pendant lighting
- Spacious walk-in pantry
- Master Suite:
 - Pool and lake views
 - Trey-ceiling with crown molding
 - Spacious tiled walk-in shower with a glass front
 - Separate garden tub under a large window (tile-surround)
 - Double vanity with granite countertops
 - Private water closet
 - Large walk-in closet

Exterior Home Features:

- Double side-entry garage
- Screened rear porch with sliding glass enclosures
- Electric awning
- Heated and chilled fiberglass pool – saltwater
- Epoxy pool deck
- Lush landscaping
- Covered front and rear porches with stained pine ceilings
- Fenced rear yard (aluminum fence)

Systems:

- HVAC – Carrier (2023)
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- Tankless Water Heater – 2022 (Natural Gas)

HOA:

- HOA fee: \$250/quarter

Routine Service Contracts:

- Termite - GoPest (renews April 1st)
- Power - Baldwin EMC
- Trash and Gas – Riviera
- Water and Sewer - Gulf Shores Utilities

Notes:

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