



PROPERTY FEATURE GUIDE

Old Battles Village

Fairhope, Alabama

651 McArthur Lane

Fairhope, AL 36532

OFFERED AT

\$659,000

An upgraded resale in a sold-out builder community.¹

\$86,380

SELLER-REPORTED SPENDING

24

IMPROVEMENTS & ADDITIONS

More to enjoy at home

Room to relax outdoors

Four-season back porch enclosure, concrete patio, decorative patio flooring and a fenced yard.

Custom touches throughout

Bar and TV built-ins, frosted cabinet doors, pendant lighting and upgraded ceiling fans.

Comfort & everyday convenience

Water filtration, gutters, garage shelving, Ring cameras and Wi-Fi irrigation control.

Your own place to unwind

Aqua Living spa with chiller system, plus electrical work for the spa. See the full improvement list on page 2.

The Old Battles Village lifestyle

Community pool & clubhouse
Playground, tennis & basketball²

Close to downtown Fairhope's shops, dining and the Mobile Bay waterfront.¹

A FEW MORE BUYER BENEFITS

Furniture negotiable | Existing survey | Current termite protection through Go Pest

¹ Homes.com builder community profile. ² 68 Ventures community overview. Reviewed September 19, 2026.
Property details and improvement costs supplied by seller. Personal property is subject to agreement.



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Improvements & additions

24 seller-reported items. Every amount shown below is included in the total.

IMPROVEMENT / PROVIDER	REPORTED COST
OUTDOOR LIVING & EXTERIOR	
Southern Patio and Screen	\$16,000
Factory Direct Sunrooms - four-season back porch enclosure	\$14,680
Advanced Concrete - patio	\$6,133
Colony Fencing	\$5,450
A to Z Shutters - 5 Bahama shutters	\$4,775
Ninja - garage and front porch flooring	\$4,200
A-1 Gutters	\$2,990
JR Services - decorative polyurea patio flooring	\$1,700
Larson Platinum storm door	\$1,100
INTERIOR DETAILS & STORAGE	
Gary Willis - bar cabinet	\$4,600
Gary Willis - TV built-in cabinet	\$3,200
Hunter ceiling fans	\$600
Garage shelving	\$600
Gary Willis - 2 frosted upper cabinet doors	\$500
Gary Willis - bedroom door opening change	\$350
Primary bathroom and closet lights	\$350
Kitchen pendant lights	\$350
EVERYDAY SYSTEMS & CONVENIENCE	
Coastal Water Filtration	\$5,475
Hue outdoor eave downlights	\$450
Ring cameras	\$400
Hunter Wi-Fi sprinkler controller	\$250
Laundry room utility tub	\$179
SPA & ELECTRICAL	
Aqua Living spa with chiller system	\$11,798
Electrical for spa	\$250
TOTAL SELLER-REPORTED SPENDING	\$86,380

Costs reflect amounts supplied by the seller, not an appraisal or a dollar-for-dollar increase in market value. Furniture is negotiable. Inclusion of personal property is subject to the purchase agreement.