

6050 COBBLESTONE COURT

GULF SHORES, ALABAMA

Brick Home • 4 Bedrooms • 2.5 Bathrooms • Saltwater Pool

BEDROOMS 4	BATHROOMS 2.5	GARAGE 2-Car
HOA DUES \$275 / year	HOA MGMT. Luna Beach Properties	POOL BUILT 2017

INTERIOR FEATURES

- Brick exterior construction * **GOLD FORTIFIED**
- Ceramic tile flooring in the foyer and all bathrooms
- Luxury vinyl plank flooring throughout the main living area and all bedrooms
- Shiplap accent wall in the foyer
- Shiplap detail on the kitchen island
- Crown molding in the living room, built-in corner electric fireplace
- Updated baseboards in the living room
- Framed windows and door in the living room

BEDROOMS & BATHROOMS

- 4 bedrooms, 2.5 bathrooms
- Split floor plan — 3 guest bedrooms are located at the front of the home, separate from the primary suite
- Primary bedroom features crown molding
- Primary bathroom offers a fully tiled shower and a separate garden tub with a tiled border
- Second full bathroom is oversized, with a double vanity and a tub/shower combination
- Convenient half bath for guests

OUTDOOR LIVING & POOL

- 2017 fiberglass saltwater pool with a tanning ledge and slide
- Pool depth ranges from 3.5' at the shallow end to 6'3" at the deep end
- Large covered back patio, connected to the pool by a paver walkway
- 10' x 20' outdoor storage shed equipped with a workbench, electrical outlets, lighting, and a 6' roll-up door
- Rain gutters installed around the home
- Fenced yard with gates on both sides of the home
- Pool robot cleaner and robot vacuum to remain with the home
- Pool motor replaced in 2026 — 2 HP

GARAGE & PARKING

- 2-car attached garage
- Extended concrete driveway, providing parking for multiple vehicles in front of the garage

SYSTEMS & HOA

- HVAC system serviced twice by Comfort Service
- HOA dues of \$275 per year, managed by Luna Beach Properties

LOCATION

- Located in the Gulf Shores School District
- Next door to the Gulf Shores Sportsplex
- Approximately 5–10 minutes driving distance to the new Gulf Shores High School
- Approximately 10–15 minutes driving distance to the beach

UTILITY PROVIDERS

- Electric: Baldwin EMC
- Water/Sewer: Gulf Shores Utilities
- Trash: Republic Services

EXCLUSIONS

- Washer, dryer, and refrigerator do not convey with the sale

Information deemed reliable but not guaranteed. Buyer to verify all details.