



Feature Sheet & Property Notes

141 Blue Lagoon Dr
Gulf Shores, AL 36542

Home's History:

- Built in 2003
- Current owner purchased in 2018

The Lot:

- Corner lot measuring 45 X 53.7

The Basics:

- 3BR/3BA
- Living space – 2,018 SF
- Built on pilings with parking and storage underneath
- Indirect views of Little Lagoon
- Offered fully furnished
- Community access to Little Lagoon with a pier
- Less than ¼ mile to two public beach access points
 - Lagoon Pass Park
 - 13th Street Access

Interior Home Features:

- Nine-foot ceilings
- Open-concept floorplan
- Cased windows accented with transom above
- Plantation shutters on most windows
- Recessed lighting throughout
- Luxury vinyl plank floors throughout the living areas
- Spacious laundry room
- Full-size Samsung washer and dryer
- Kitchen:
 - White cabinets with an abundance of storage
 - Quartz countertops
 - Large island with seating for four
 - Tile backsplash
 - Spacious pantry
 - Stainless steel appliance package:
 - GE Profile refrigerator
 - Frigidaire microwave and range
 - Whirlpool dishwasher
- Master Suite:
 - Spacious room with a large sitting area
 - Recessed lighting

- Over-sized double vanity with makeup alcove
- Luxurious tiled walk-in shower with dual shower heads and controls
- Two closets

Exterior Home Features:

- Outdoor shower
- Covered porch on the main level with water views
- Hardie Board exterior
- Storm shutters on the southern, eastern, and western exposures
- Lattice siding on the ground level for outdoor privacy

Systems:

- HVAC – Trane (2013)
- HVAC – American Standard (2016)
- Water Heater – Rheem (2023)

HOA:

- HOA fee: \$1000/year payable in September

Routine Service Contracts:

- Power: Baldwin EMC; averages around \$100/month
- Water/Sewer: Gulf Shores Utilities; averages around \$30/month
- Trash: Republic Services; \$76.71/quarter for one trash and one recycling bin
- Internet: Mediacom; \$49/month
- Whitehaven Insurance: Frontline - \$7,774.37; FEMA flood - \$1,580

Notes:

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