WATERS EDGE Realty

House Upgrades and Features

22427 Inverness Way, Foley, AL 36535

- Custom Built 2001, 4-sided brick, 2beds/2 full bath, 1782 SqFt. Superior lot in GlenLakes Golf Course
- Leaf Gard Gutters.
- Lush Landscaping and zoned Irrigation system.
- Exterior House lighting.
- Fully screened-in back porch with entrance doors.
- Oversized garage, with side Golf Cart Door and 9' tall garage door
- New keyless, silent garage door opener. (Main Door and Gulf cart Door)
- Termite bond with Arrow Transferable (expires 11/2027). Full Retreat and damage repair guaranteed bond
- Whole House Plumbing Re-piped with PEX piping
- All Kitchen appliances
- Solid Wood kitchen cabinets and bathroom cabinets.
- Under counter lights in the kitchen.
- 2 compartments kitchen sink, new water faucet
- New level 3 Granite Counter tops
- Gas log fireplace. (wall switch controlled)
- 14' ceiling in the family room.
- Anderson Windows throughout the whole house
- Plantation shatters throughout the house
- *Primary bedroom*

  * Large Double vanity
  *Walking Shower with a seat
  *Garden Tub
  *Large walking shower

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Updates

- New Roof (2019)
- New HVAC (2024)
- Whole House - Updated plumbing to PEX pipes

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House has incredible Golf Course Views

POA information

The Gardens at GlenLakes

- $150 per month/ $450 per quarter
- The Gardens at Glenlakes POA –

The Gardens at Glenlakes Property Owner's Association, Inc. in Foley, AL

- Contact infor: Email- sandyhallberg@msn.com
- Includes: Yard clean up, all the yard maintenance, grass, shrubbery, sprinkler system water bill, maintenance and repair, management.
- Maintenance of common areas and 3 Ponds

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Helpful Links

- Glen Lakes Golf Club www.glenlakesgolf.com
- City of Foley www.cityoffoley.org
- City of Foley (trash & recycle-curbside pickup) https://cityoffoley.org/sanitation/
- Riviera Utilities (gas, water, cable, and Internet) https://www.rivierautilities.com/
- Baldwin County Sewer (Sewer Service) www.baldwincountysewer.com/
- Baldwin County EMC (Electricity Provider) https://www.baldwinemc.com/
- Baldwin County Offices www.baldwincountyal.gov/home
- Alabama Emergency Management Agency https://ema.alabama.gov/preparedness