Welcome HOME

4131 Augusta Drive, Gulf Shores, AL 36542
5 Bedrooms | 3 Bathrooms | 1 Half Bath | 3,390sqft

HOME OVERVIEW

- 5 bedrooms | 3 full baths | 1 half bath
- Approximately 3,390 sq. ft. of living area | 0.41-acre level lot
- Built in 2009 | Two-story Craftsman-style home
- Located in Craft Farms North in Gulf Shores, Baldwin County
- Rear-entry 2.5-car garage with additional storage

INTERIOR FEATURES

- Open living area with 10-foot ceilings, 18-inch tile flooring, oversized crown molding and baseboards
- Kitchen with custom cabinetry, granite countertops, stainless steel appliances and center island
- Main-level primary suite with double granite vanities, tiled shower, jetted tub and oversized walk-in closet
- Upstairs fifth bedroom / bonus room with half bath
- Tile and vinyl flooring | Central electric heating and cooling
- Central vacuum, wet bar, wine cooler and high ceilings

OUTDOOR LIVING

- Heated saltwater gunite in-ground pool with screened enclosure
- Expansive covered patio with outdoor seating and television
- Built-in outdoor grilling area and outdoor fireplace
- Mature palm trees and additional shaded outdoor areas
- Outdoor kitchen, irrigation sprinkler system and porch / screened outdoor space

UPDATES INCLUDE

- Roof approximately five years old
- Water heater, washer and dryer approximately five years old
- Both HVAC units have been well maintained
- Furniture and artwork to convey with an acceptable offer

APPLIANCES & PROPERTY DETAILS

- Dishwasher, dryer, ice maker, microwave, electric range, refrigerator with ice maker and washer
- Smoke detector | Automatic garage door | Composition shingle roof
- HOA: $460 semi-annually; includes association management, common area insurance and common area maintenance
- Long-term rentals permitted per MLS; verify current HOA rules and restrictions

UTILITY & SERVICE PROVIDERS

- Water / sewer: Gulf Shores Utilities
  251-968-6323
- Electric: Baldwin EMC
  251-989-6247
- Security: Cerberus Security
  251-504-4963
- Telephone and internet: C-Spire
  855-272-2111
- Trash: Republic Services
  888-425-7667

LISTING PRESENTED BY SUSAN CARLETON
WWW.SUSANCARLETON.COM

pointe south
RENTALS • REAL ESTATE
PROPERTY MANAGEMENT