

MLS #: R141043A (Active) List Price: \$695,000

413 Sanctuary Cove Fairhope, AL 36532



BEDROOMS: 4
BATHS: 4
HALF BATHS: 0
APX YEAR BUILT: 2008
APX AGE: New
APX LIVING AREA RANGE: 3600-3999
STYLE: Cottage
STORIES: One
WATERFRONT PROPERTY: No Waterfront

AREA: Fairhope (36532)
STREET 2:
STREET NAME 2:
SUBDIVSN OR COMMNTY: The Waters at Fairhope
COUNTY: Baldwin
SCHOOL AREA: Fairhope
ZONING: Single Family Residence

INTERSECTING STREET: Big Canoe Run

LOT/BLOCK/UNIT: 73

LONG TERM LSE: No

LEAD PAINT DISCLOSURE: No

LOT DESCRIPTION: Less than 1 acre, Irregular-See Remarks, Some Trees

SUBDIVISION AMENS: Fishing Pier, Gazebo

LOT SIZE: 124x239x190

TAXES OR RENT:

RESTRICTIVE COVENANTS: Yes

MULTIPLE LOTS:

MONTHLY FEES: 80

HOME WARRANTY: Yes

| | Level: | Dim: | | Level: | Dim: | | Level: | Dim: | | Level: | Dim: |
|------------|--------|-------|--------------|--------|-------|--------------|--------|-------|--------------|--------|-------|
| Foyer: | 1 | 13x8 | Living Room: | | | Great Room: | 1 | 24x19 | Dining Room: | 1 | 15x14 |
| Den: | | | Kitchen: | 1 | 16x14 | Breakfast: | 1 | 21x16 | Rec Room: | 1 | 18x16 |
| Utility: | 1 | 12x8 | Other Room: | | | Master Bdrm: | 1 | 20x16 | Bedroom 2: | 1 | 14x12 |
| Bedroom 3: | 1 | 14x13 | Bedroom 4: | 1 | 14x12 | Bedroom 5: | | | | | |

DINING AREA: Separate Dining Room

OTHER ROOMS: Bonus Room, Office/Study, Utility Room-Inside

CONSTRUCTION/FOUNDATION: Wood Frame, Slab

FINISH: Brick, Concrete Board

ROOF: Composition Shingle

FLOORS/WALLS: Carpet, Tile, Wood, Sheetrock/Drywall

HEAT/COOLING: Heat Pump, Heat Pump (Cool)

UTILITIES: Gas-Natural, Sewage-City, Underground Utilities, Water-City, Water Heater-Gas, Grinder Pump

FIREPLACE: Gas Logs, Great Room

APPLIANCES: Dishwasher, Disposal, Double Oven, Microwave, Range-Gas, Refrigerator, Smoke Detector

GARAGE: Attached, Three or More Vehicles

MISC SEARCH: Automatic Garage Door, Fireplace, Split Bedroom Plan, Sprinkler System, Termite Contract

BOAT FACILITIES: None

ENERGY SAVING FEATURES: Ceiling Fan(s), Power Roof Vent, Double Pane Windows

REMARKS: New construction by Wachter & Company. All one level Louisiana cottage style w/exposed rafter tails, keeping room, split plan, gourmet kitchen; extensive quality throughout. Screened porch w/fireplace. Excellent floorplan, 4 or 5 bedrooms or bonus. Office off of master hall. 2009 Parade of Homes. OWNER WILL CONSIDER TRADE.

DIRECTIONS: South on Hwy 181. Turn right into The Waters. Take left on Big Canoe Run. Lot on left; corner of Big Canoe Run and Sanctuary Cove.

Information Herein Deemed Reliable but Not Guaranteed