

**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 or Greater  
**APX LIVING AREA:** 3714  
**STYLE:** Cottage  
**STORIES:** One  
**WATERFRONT PROPERTY:** No Waterfront

**AREA:** Fairhope/Point Clear  
**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

**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, Thermal 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