



BEDROOMS: 4
BATHS: 4
HALF BATHS: 1
APX YEAR BUILT: 2008
APX AGE: 1-5
APX LIVING AREA RANGE: 3600 or Greater
APX LIVING AREA: 3818
STYLE: Cottage
STORIES: One
WATERFRONT PROPERTY: No Waterfront

AREA: Daphne/Montrose
STREET 2:
STREET NAME 2:
SUBDIVSN OR COMMNTY: Montrose
COUNTY: Baldwin
SCHOOL AREA: Fairhope
ZONING: Single Family Residence

INTERSECTING STREET: Gabel
LOT/BLOCK/UNIT:
LONG TERM LSE 25+ YR:
LEAD PAINT DISCLOSURE:
LOT DESCRIPTION: 1-3 acres
SUBDIVISION AMENS: None

RESTRICTIVE COVENANTS:
LOT SIZE: 138.9 x 312.8
TAXES OR RENT: 813.68
MULTIPLE LOTS:
MONTHLY FEES: 0
HOME WARRANTY:

	Level:	Dim:		Level:	Dim:		Level:	Dim:		Level:	Dim:
Foyer:	1	8x16	Living Room:			Great Room:	1	24x23	Dining Room:	1	16x15
Den:	1	10x11	Kitchen:	1	23x15	Breakfast:			Rec Room:		
Utility:	1	9x12	Other Room:	1	11x10	Master Bdrm:	1	21x17	Bedroom 2:	1	15x18
Bedroom 3:	1	14x14	Bedroom 4:	1	11x16	Bedroom 5:	2	15x16			

DINING AREA: Separate Dining Room
OTHER ROOMS: Guest Suite

CONSTRUCTION/FOUNDATION: Wood Frame, Piers
FINISH: Concrete Board
ROOF: Composition Shingle
FLOORS/WALLS: Wood, Sheetrock/Drywall
HEAT/COOLING: Heat Pump
UTILITIES: Cable TV, Gas-Natural, Sewage-Septic, Underground Utilities, Water-City, Water Heater-Gas

FIREPLACE: Gas Logs, Woodburning
APPLIANCES: Dishwasher, Double Oven, Range-Gas, Refrigerator, Icemaker
GARAGE: Detached, Double Carport
MISC SEARCH: Open Porch, Split Bedroom Plan, Sprinkler System, Termite Contract
BOAT FACILITIES: None
ENERGY SAVING FEATURES: Ceiling Fan(s)

REMARKS: Custom Cottage in Historic Montrose; Open/Split Floor Plan; Formal Dining Room, Chef's Kitchen, Soap Stone Counters, 10x11 Pantry, add 393 sqft guest suite over detached carport; Opt 4th Bedroom/Office/Living Room; Teak Floors, Cypress Tounge/Groove Ceilings, Foam Insulation; Auto Generator; large his/her closets; mudroom; 1 acre lot with majestic Live Oaks.

DIRECTIONS: From I-10, South on 98, Right on Sibley, Right on 3rd, house on left.