

MLS #: R157385A (Active) List Price:
\$265,000

(542
Views)

**116 General Canby Drive Spanish Fort, AL
36527**



BEDROOMS: 4
BATHS: 3
HALF BATHS: 0
APX YEAR BUILT: 1998
APX AGE: 11-15
APX LIVING AREA: 2400
APX LIVING AREA RANGE: 2400-2599
STYLE: Traditional
STORIES: 1.5
WATERFRONT PROPERTY: No Waterfront

VRM:
AREA: Spanish Fort (36527)
STREET 2:
STREET NAME 2:
SUBDIVSN OR COMMNTY: Spanish Fort Estates
COUNTY: Baldwin
SCHOOL AREA: Spanish Fort
ZONING: Single Family Residence

INTERSECTING STREET: Southern Way
LOT/BLOCK/UNIT: 24/19
LONG TERM LSE: No
LEAD PAINT DISCLOSURE: No
LOT DESCRIPTION: Less than 1 acre
SUBDIVISION AMENS: None

TAX PPIN #: 203241
TAXES OR RENT: 800
RESTRICTIVE COVENANTS: No
LOT SIZE: 110 x 278
MULTIPLE LOTS:
MONTHLY FEES: 0
HOME WARRANTY: No

Foyer:	Level: 1	Dim: 12x7	Living Room:	Level: 1	Dim: 22x18	Great Room:	Level: 1	Dim: 14x12
Den:			Kitchen:	Level: 1	Dim: 13x11	Breakfast:	Level: 1	Dim: 11x10
Utility:	Level: 1	Dim: 8x7	Other Room:			Master Bdrm:	Level: 1	Dim: 16x13
Bedroom 3:	Level: 2	Dim: 11x14	Bedroom 4:	Level: 2	Dim: 11x14	Bedroom 5:	Level: 1	Dim: 12x10
						Dining Room:	Level: 1	Dim: 14x12
						Rec Room:	Level: B	Dim: 34x24
						Bedroom 2:	Level: 1	Dim: 12x10

DINING AREA: Breakfast Area-Kitchen, Separate Dining Room
OTHER ROOMS: Bonus Room, Utility Room-Inside

CONSTRUCTION/FOUNDATION: Wood Frame, Slab
FINISH: Brick, Vinyl
ROOF: Composition Shingle
FLOORS/WALLS: Carpet, Tile, Wood
HEAT/COOLING: Central Gas, Central Electric (Cool)
UTILITIES: Cable TV, Gas-Natural, Sewage-City, Underground Utilities, Water-City, Water Heater-Gas

FIREPLACE: Gas Logs, Family Room
APPLIANCES: Dishwasher, Disposal, Microwave, Range-Electric, Refrigerator, Smoke Detector
GARAGE: Attached, Double Garage
MISC SEARCH: Automatic Garage Door, Covered Patio, Fenced, Fireplace, Open Porch, Split Bedroom Plan, Sprinkler System, Termite Contract
BOAT FACILITIES: None
ENERGY SAVING FEATURES: Ceiling Fan(s), Power Roof Vent

REMARKS: Classic well kept home; has bonus room in basement w/window unit (not included in sq. ft.); great extra space. Fenced backyard. Hardwood in foyer, dining, family rooms. 2 bedrms on 1st floor. Irrigated yard; Beautifully landscaped. Covered back deck. Covered front porch.

DIRECTIONS: North on 98. Right on Hwy 31. Left (North) on Hwy 225. Left into Spanish Fort Estates (waterfall entrance) Left on Gen. Canby, house down on right.

AGENT REMARKS:

OFFICE REMARKS:

SUB AGENT COMM: 0 **BUYER/BROKER COMM:** 2.4 **REFER TO ML#:** **PROJECTED CLOSING DATE:**
POSSESSION/SHOWING INST: Negotiable, Appointment/Lockbox **TERMS OF SALE:** Conventional
DOM: 275 **INTERNET:** Yes **DSPLYADDR:** Yes **ALLOWAVM:** No **ALLOWCMMTS:** No

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Information Herein Deemed Reliable but Not Guaranteed