

\$1,222,000 - 26806 Martinique Dr Unit 1, Orange Beach

MLS® #283106

\$1,222,000

3 Bedroom, 5.00 Bathroom, 2,847 sqft
Single Family on 0 Acres

Terry Cove Harbor, Orange Beach, Alabama

LOCATION AND LUXURY! Enjoy breathtaking water views from almost every room. This custom built home is located directly on protected, deep water and includes a 26'+ boat slip with 10K lb lift. Terry Cove Harbor, one of the most sought after areas on the Gulf Coast. You will be just moments from the beautiful blue waters of the Gulf of Mexico, Orange Beach Marina and great restaurants like Fishers and Tacky Jacks. Upgrades galore, including expansive floor to ceiling views of Terry Cove from the open floor plan with 20' ceilings. The great room offers an abundance of space for family gatherings. 3 of the 4 french doors lead to private balconies overlooking your private pier/boat dock and KOI pond. Great room also features fireplace & media center with surround sound. Windows have Level D Wind Zone 3 rating for 200mph winds. The adjacent dining and kitchen offers cabinet space galore pull out drawers, & an appliance garage. The spacious island/raised bar for dining and socializing, features wrap around cabinet space. Main floor also includes two bedrooms, each with private baths and walk-in closets. Master bedroom boast custom interior and tray ceilings. Enjoy views from both north and south facing private balconies. Upper level also includes extensive office space, French doors leading to yet another private balcony. Office bar area is plumbed to convert to wet bar. Lower level bonus room/man cave has an additional 360 sq ft and could easily be converted into 4th



bedroom. Ground level entertaining is easy with a mini kitchen, a half bath, outdoor shower, 13x5 storage room. A 3 car garage with 2 power garage doors. All this opens to expansive covered space with concrete/pavers and a beautiful pergola. Enjoy the KOI fish pond and tropical landscaping. Make an appointment to see this exquisite, move in ready home. SELLER SAYS BRING OFFERS Community amenities include: pool, tennis and basketball courts, childrens playground area, gated boat storage & boat launch.

Built in 1996

Essential Information

MLS® #	283106
Price	\$1,222,000
Bedrooms	3
Bathrooms	5.00
Full Baths	5
Square Footage	2,847
Acres	0.00
Year Built	1996
Age	21-25
Type	Single Family
Sub-Type	Residential Detached, Three Bedroom
Style	Raised Beach
Status	Active

Community Information

Address	26806 Martinique Dr
Unit	1
Area	Orange Beach 1
Subdivision	Terry Cove Harbor
City	Orange Beach
County	Baldwin
State	Alabama
Zip Code	36561

Amenities

Amenities	Fishing Pier, Pool - Outdoor, Tennis/Racquetball, Other-See Remarks, Water Access-Deeded
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Utilities	Gas-Propane, Baldwin EMC, Orange Beach Water Auth
Features	Ceiling Fan(s), Double Pane Windows, Extra Insulation, Ridge Vent, Roof Turbines, Power Roof Vent
Parking Spaces	3
# of Garages	3
View	Direct Bay View
Is Waterfront	Yes
Waterfront	Bay Front - Building, Lagoon Front - Building, Terry Cove
Has Pool	Yes
Boat Facilities	Assigned Slip, Boat Dock, Boat Lift, Boat Ramp, Power Available, Slip-Deeded, Trailer Storage, Water Depth (4 ft+), Boat Lot
HOA Fee Includes	500.00

Interior

Interior	Carpet, Tile
Interior Features	Automatic Garage Door, Ceiling Fan(s), Covered Patio, Patio
Appliances	Central Vacuum, Dishwasher, Disposal, Convection Oven, Dryer, Microwave, Range-Electric, Refrigerator, Refrigerator w/Ice Maker, Smoke Detector, Trash Compactor, Washer, Cooktop
Cooling	Heat Pump, Heat Pump (Cool)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Logs, Great Room
# of Stories	3
Stories	Three

Exterior

Exterior	Stucco, Storm Shutters
Lot Description	69x209, Less than 1 acre, Waterfront, Bulkhead, Pier, Boat Lift, Other-See Remarks
Roof	Other-See Remarks
Construction	Resale
Foundation	Other Foundation-See Rm

School Information

Elementary	Orange Beach Elementary
High	Orange Beach

Additional Information

Terms of Sale	Cash, Conventional, FHA
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Listing Details

Listing Office	Keller Williams Agc Realty - Orange Beach
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251-923-2322 GulfShoresLife.com Team Office

Our office administrator will help you obtain information you need and connect you with your agent during business hours. After business hours a phone menu will allow you to select the agent that you have been working with and will forward your calls to them.

Remember that if you are doing drive by's of properties and calling the agent on the sign, the person you talk with will be representing the Sellers interests, NOT YOURS!

Be smart, get a Buyers Agent to represent your interests, communicate with them, and let them walk you through the process. The Seller still pays the commission and you end up with someone representing your interests!

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