

# \$1,425,000 - 105 Shell Ct Lot 6 Blk C, Dauphin Island

MLS® #330355

**\$1,425,000**

4 Bedroom, 2.00 Bathroom, 1,500 sqft  
Single Family on 0.44 Acres

West Surf Beach, Dauphin Island, Alabama

\*\*\*INCLUDES BOTH 105 AND 103 SHELL COURT\*\*\*. HEAR THE WAVES SPLASH ON THIS ULTRA-RARE DOUBLE LOT!!! ONLY STEPS AWAY FROM THE GULF OF MEXICO!!! OWN HALF OF SHELL COURT WITH DREAMY BEACH VIEWS ON DAUPHIN ISLAND'S WEST END!!! THIS RECENTLY UPDATED BEACH HOME HAS ONE OF THE "BIGGEST" OCEAN-VIEW FRONT YARDS ON THE WEST END!!! WITH 2 PARCELS, YOU COULD RENT THE HOME AND BUILD ON THE OTHER VACANT LOT, OR VICE VERSA! COME EXPERIENCE LIFE ON THE ISLAND WITH THE LOCALS , OR IF YOU'RE LOOKING FOR THAT INCOME-PRODUCING GEM LITERALLY ON THE BEACH, THIS COULD BE THE ONE! 4 BEDROOMS AND 2 FULL BATHS COMFORTABLY SLEEPS 11 AND IS CURRENTLY ON A RENTAL PROGRAM. THE LARGE MASTER SUITE HAS AN UPDATED MASTER BATH WITH A SEPARATE PRIVATE EXIT TO THE PATIO WITH BUILT-IN BENCH SEATS PLUS A PICNIC TABLE AND CHAIRS. RECENT UPGRADES INCLUDE A METAL ROOF (INSTALLED 2020), NEW DOORS AND HURRICANE RATED WINDOWS (2019) NEW KITCHEN CABINETS, GRANITE COUNTERS AND STAINLESS STEEL APPLIANCES (2020) NEW EXTERIOR PAINT (2022) NEW HVAC SYSTEM (2022) FRESH INSULATION IN THE ATTIC (2018). THE HOME ALSO FEATURES A KITCHEN ISLAND, A



STAND-ALONE ICE MAKER, CERAMIC TILE FLOORS THROUGHOUT, REFRESHED LED LIGHTING, A PARTIALLY-COVERED WOODEN DECK LARGE ENOUGH FOR THOSE BBQ FAMILY GATHERINGS OR THAT EARLY MORNING COFFEE. SUNSHINE WON'T BE A PROBLEM WITH THE NEW OPEN PICTURE WINDOWS THAT GIVE THE OPEN FLOOR PLAN THE BRIGHTNESS IT DESERVES. DON'T MISS OUT ON THIS UNIQUE OPPORTUNITY. CALL YOUR FAVORITE REALTOR TODAY! ALL UPDATES PER SELLER. BUYER AND / OR BUYER'S AGENT TO VERIFY ANY AND ALL INFORMATION DEEMED IMPORTANT. HOME IS ON A SHORT TERM RENTAL PROGRAM.

Built in 2006

### **Essential Information**

MLS® #	330355
Price	\$1,425,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,500
Acres	0.44
Year Built	2006
Type	Single Family
Sub-Type	Residential Detached, Four or More Bedroom
Style	Raised Beach
Status	Active

### **Community Information**

Address	105 Shell Ct Lot 6 Blk C
Area	Other Area
Subdivision	West Surf Beach
City	Dauphin Island
County	Mobile

State Alabama  
Zip Code 36528

### Amenities

Amenities Playground, Satellite TV  
Utilities Alabama Power, Satellite, Water Heater-Electric  
Features Ceiling Fan(s), Double Pane Windows, Energy Star Air Cond, Energy Star Windows, Extra Insulation, Storm Door  
View Northern View, Southern View, Direct Bay-Across Rd, Direct Gulf Front  
Waterfront Gulf Accs (Wlk <=1/4 Mi), Tier 2, Tier 3, Beach Accs (Wlk <=1/4 Mi)

### Interior

Interior Tile  
Interior Features Ceiling Fan(s), High Ceilings, Vaulted Ceiling  
Appliances Dishwasher, Dryer, Microwave, Smoke Detector, Washer, Icemaker, Range-Electric, Refrigerator w/Ice Maker, Disposal, Convection Oven  
Cooling Central Electric  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Inoperable  
# of Stories 1  
Stories 1

### Exterior

Exterior Wood  
Lot Description 98x99x98x100, Less than 1 acre, Water View  
Roof Metal  
Construction Resale  
Foundation Piers, Wood Frame

### School Information

Elementary Not Baldwin County  
High Not Baldwin County

### Additional Information

Date Listed May 9th, 2022  
Days on Market 57  
Zoning Single Family Residence  
HOA Fees 150.00

HOA Fees Freq.    Annually

## **Listing Details**

Listing Office            RE/MAX Realty Professionals

The data relating to real estate for sale on this website comes from the Baldwin County Association Of REALTORS®. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information deemed reliable but not guaranteed.

Listing information last updated on July 5th, 2022 at 10:44pm CDT