

**MLS #: N143450A (Active) List Price: \$119,900 (27 Views) 1517 Regency Dr Gulf Shores, AL 36542**



**BEDROOMS:** 3  
**BATHS:** 2  
**HALF BATHS:** 1  
**APX YEAR BUILT:** 2006  
**APX LIVING AREA:** 1424  
**APX LIVING AREA RANGE:** 1400-1599  
**TYPE PROPERTY:** Town Home  
**STYLE:** Attached Units, Town Home  
**# UNITS:**  
**FURNISHED:** No  
**WATERFRONT PROPERTY:** No Waterfront

**VRM:**  
**AREA:** Gulf Shores-S ICW  
**STREET 2:**  
**STREET NAME 2:**  
**UNIT #:** 53  
**COMPLEX NAME:** Regency Club  
**COUNTY:** Baldwin  
**SCHOOL AREA:** Gulf Shores  
**ZONING:** 2+ Family Residence

**LOT/BLOCK/UNIT:**                      **TAX PPIN #:** new const                      **LOT SIZE:**                      **MULTIPLE LOTS:**  
**RESTRICTIVE COVENANTS:**                      **# LOTS:**                      **LONG TERM LSE 25+YR:**                      **CONDO FEES:** 275  
**LEAD PAINT DISCLOSURE:**                      **HOME WARRANTY:** No                      **RENTAL:** No                      **RENTAL RESTRICTED:** No  
**UNIT VIEW:** Other-See Remarks                      **EXPOSURE:**  
**COMPLEX AMENITIES:** Club House, Exercise Room, Fencing, Landscaping, On-Site Management, Outdoor Pool

	Lvl:	Dim:		Lvl:	Dim:		Lvl:	Dim:		Lvl:	Dim:
Living Rm:			Dining Rm:			Lvg/Dng:			Kitchen:		
Utility:			Other Rm:			Mstr Bdrm:	2	12x12	Bdrm 2:	2	10x12
Bdrm 3:	2	10x12	Bdrm 4:			Bdrm 5:					

**DINING AREA:** Lvg/Dng Combo  
**TYPE UNITS:** Three Bedroom  
**ASSOCIATION MANAGEMENT CO:**

**PHONE:**

**BUILDING STORIES:** 2  
**STORIES:** Two  
**UNIT STORIES:** 2  
**FLOOR:**  
**CONSTRUCTION/FOUNDATION:** Wood Frame, Slab  
**FINISH:** Brick, Concrete Board  
**ROOF:** Composition Shingle  
**FLOORS:** Carpet, Vinyl  
**HEAT/COOLING:** Central Electric  
**UTILITIES:** Cable TV, Sewage-City, Water-City

**APPLIANCES:** Dishwasher, Microwave, Range-Electric, Refrigerator  
**BALCONY SIZE:**  
**PROPERTY AMENITIES:** Cable, Fireplace  
**GARAGE/PARKING:** Attached Garage  
**ELEVATORS:** 0  
**BOAT FACILITIES:** None  
**FEE INCLUDES:** Association Management, Basic Cable, Common Area Insurance, Common Area Maintenance, Pest Control, Recreational Facilities, Trash, Water/Sewer

**REMARKS:** LOWEST PRICED 3 BEDROOM! MOTIVATED SELLER ON THIS BRAND NEW UNIT. PATIO BACKS TO WOODS FOR A NICE YARD AREA. NEVER LIVED IN , CUTE WITH FIREPLACE AND ACROSS FROM POOL!

**DIRECTIONS:** FT. MORGAN 1 MILE TO REGENCY RD, 1ST LEFT INTO REGENCY CLUB, FOLLOW AROUND ON LEFT.

**AGENT REMARKS:**

**OFFICE REMARKS:**

**SUB AGENT COMM:** 0                      **BUYER/BROKER COMM:** 2.5                      **REFER TO ML#:**                      **PROJECTED CLOSING DATE:**  
**SHOWING INSTRUCTIONS:** Vacant/Lockbox                      **TERMS OF SALE:** Cash, Conventional, FHA  
**DAYS ON MARKET:** 17                      **DISPLAY ON THE INTERNET:** Yes

**OFFICE NAME:** Realty South Orange Beach (#:540)  
**MAIN:** (251) 974-5625

**LISTING AGENT:** Karen Clark (#:118)  
**AGENT EMAIL:** [karenclark@gulftel.com](mailto:karenclark@gulftel.com)  
**MOBILE:** (251) 978-4857

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