

3090 Camino Real Loop | Lillian, AL 36549

Offered at: \$319,900

MLS #: 374210

Listing Agent: Jonathan R. Bennett | 251-424-5682 | Beachball Properties

Property Overview

- **Bedrooms:** 4
 - **Bathrooms:** 2
 - **Living Area:** 1,895 sq. ft.
 - **Lot Size:** 75.5' x 146.5' (Approx. 0.25 acres)
 - **Year Built:** 2021
 - **Structure:** Gold Fortified™ Traditional Style
 - **Flood Zone:** X (Minimal risk)
 - **Zoning:** RSF-2
 - **Subdivision:** Spanish Cove Phase I Division II
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Features & Highlights

- **Gold Fortified Construction** for lower insurance premiums and added protection
 - **Smart Home Technology** and **Energy Efficient Upgrades**
 - **Stainless Steel Appliances** (Samsung 4-door fridge to remain)
 - **Granite Countertops**, large kitchen island
 - **Luxury Vinyl Plank Flooring**, tile bathrooms
 - **Split Floor Plan** with spacious primary suite: dual vanities, garden tub, walk-in closet
 - **Private Fenced Backyard**, covered patio, **sprinkler system**
 - **Double Attached Garage**
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Community Amenities (Spanish Cove)

- 2 Clubhouses
- Outdoor Pool
- 500-ft Fishing Pier
- Fitness Center
- Tennis Courts
- Walking Trails

- Gated Security
 - Trash Service Included
 - **Low HOA:** \$836/year
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Utility & Ownership Info

- **Electric (Riviera):** ~\$160–\$220/month
 - **Water (Perdido Bay):** ~\$40–\$60/month
 - **Sewer:** \$60.50/month
 - **Property Taxes (2023):** \$1,641.92
 - **Insurance (Geico 2025):** \$3,405/year
 - **Termite Bond:** Wayne's Pest Control, transferable, \$28.67/month
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Investment Summary

- **Current List Price:** \$319,900
 - **Price per Sq Ft:** ~\$169
 - **Last Sale (2022):** \$265,915
 - **Appraised Value (2023):** \$293,200
 - **Rental Allowed:** Yes (6-month minimum stay)
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Location

- **Schools:** Elberta Elementary, Middle, and High School
- **Access:** Just off County Rd 99 in Lillian; minutes to Pensacola and Gulf Beaches
- **Coordinates:** 30.401564° / -87.453306°